

# HUNTERS®

HERE TO GET *you* THERE

**Cross Lane Court, Bradley**

**Price £430,000**

**Property Images**



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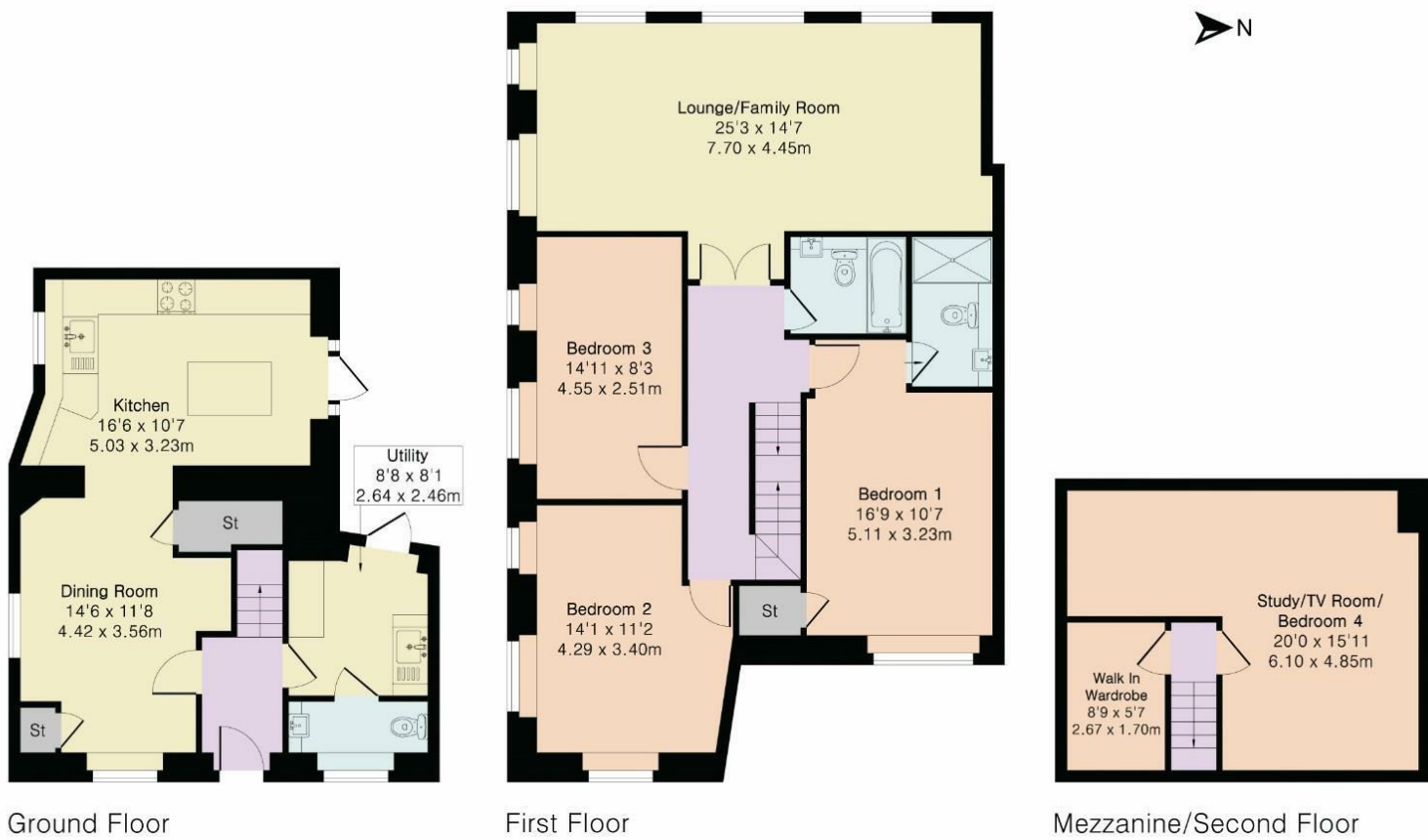


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## Property Images





Ground Floor

First Floor

Mezzanine/Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Nestled in the charming village of Bradley this unique stone-built mill conversion offers a remarkable blend of character and modern living. With three spacious double bedrooms, including a principal suite with an en-suite shower room, this property is designed for comfort and versatility.

The high ceilings and exposed beams create an inviting atmosphere, while the magnificent two-storey arched window provides breathtaking views over Bradley Cricket Club & playing fields and the Aire Valley.

This is a unique, charming family home with an enclosed garden, dedicated covered double parking bay, and just a short walk from the village shop and pub.

As you enter, you are greeted by a welcoming reception hallway that leads to a utility room with an adjoining cloakroom. The open-plan dining room flows seamlessly into a well-equipped breakfast-kitchen, which opens onto a manageable rear garden, perfect for outdoor relaxation. The first floor boasts an impressive living room, complete with a freestanding cast iron gas stove and a stunning vaulted ceiling that extends to a galleried home office / games area above. This space is ideal for a variety of other uses.

The principal bedroom has an en-suite, and there are 2 further double bedrooms. The property also has a house bathroom and a useful store room / walk-in wardrobe, ensuring ample storage throughout.

Outside, a private carport accommodates two vehicles, adding to the convenience of this exceptional home, and there is an attractive and low maintenance enclosed garden.

Bradley is a highly sought-after village, just two miles from the market town of Skipton, known as the 'Gateway to the Dales.' Residents enjoy a range of local amenities, including a well-regarded primary school, a village store, and the traditional Slaters Arms pub. With excellent secondary schooling options nearby, this property represents an exciting opportunity for those seeking a characterful home in a picturesque setting.

Take a look at the 3D Virtual Viewing Tour, but a first-hand inspection is essential to fully appreciate the spacious and imaginative layout of this remarkable residence.

Annual Management Service charge including buildings insurance is £1128. No ground rent payable.

#### **On-Line-Bullet-Points**

- A spacious village home at circa 1800 sq ft
- Breakfast-kitchen onto the garden
- Laundry room and WC
- Dining room open plan to kitchen
- Spacious living room with double height windows
- Mezzanine office / games area
- 3 double bedrooms
- En-suite shower room & house bathroom
- Double covered parking bay
- Handy for village shop & pub

#### **Buyer & Seller Anti Money Laundering Checks**

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.