

# HUNTERS®

HERE TO GET *you* THERE

**Franklin, Skipton Road, Bradley**

**Price £425,000**

**Property Images**

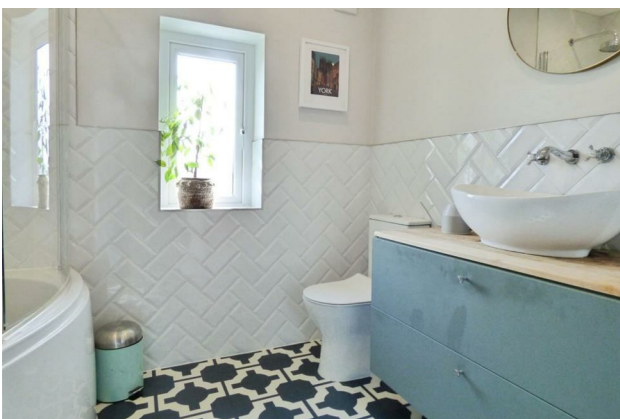




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## Property Images



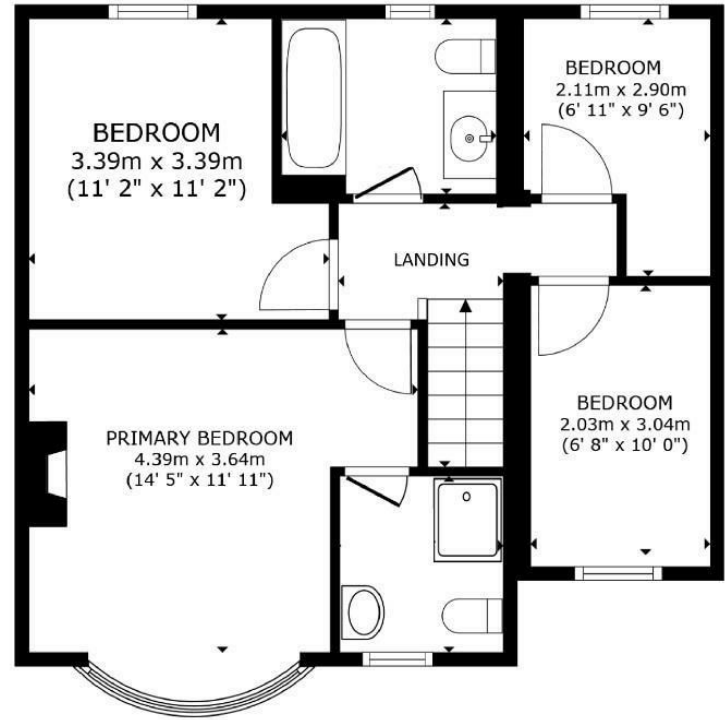
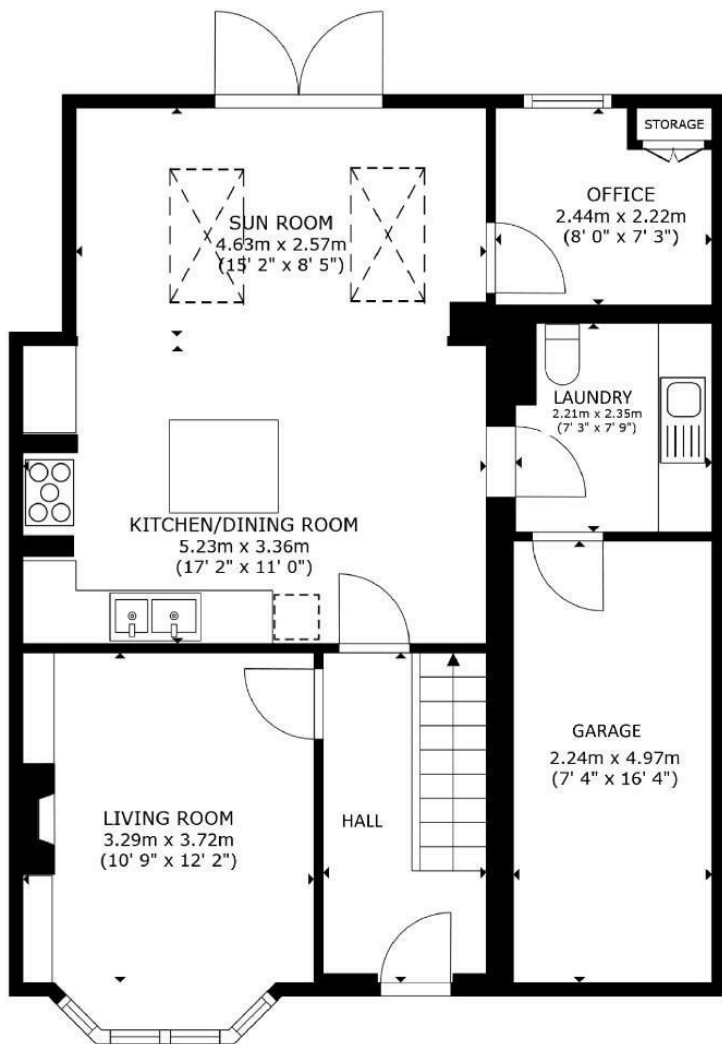


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Set back off Skipton Road in the charming village of Bradley, this splendid 1930s semi-detached house has been thoughtfully extended and refurbished over recent years, offering a perfect blend of classic charm and modern convenience.

Featuring a superb open-plan living-dining-kitchen, this 4 bed family home has space for everyone.

Upon entering, you are greeted by a welcoming reception hall that leads to a cosy sitting room, complete with a wood-burning stove and a delightful feature bay window, creating an inviting atmosphere for relaxation.

At the rear of the property, the expansive open-plan living-dining-kitchen area is a true highlight. This space boasts an extensive range of units and worktops, incorporating integrated appliances, and provides ample room for a dining table, making it ideal for entertaining. Adjacent to the sitting / relaxing area, multi-fold doors seamlessly connect the indoors to the outdoors, enhancing the sense of space and light.

Additionally, the ground floor features a home office, a practical laundry room, and an integral garage, catering to all your modern living needs.

Moving to the first floor, you will find a spacious principal bedroom, which also features a bay window and a semi-open-plan en suite shower room, offering a private retreat. There is a further double bedroom and two single bedrooms, providing ample accommodation for family or guests. The boutique-style house bathroom is elegantly designed, featuring a bath with a shower over, a contemporary vanity wash basin, and a WC.

Outside, the property benefits from a driveway that accommodates parking for three vehicles plus the single garage. The south-facing enclosed garden at the rear is a delightful outdoor space, featuring a stone-flagged sun deck that leads down to a well-maintained lawn adorned with mature trees, perfect for enjoying sunny days.

This property is a wonderful opportunity for those seeking a family home in a desirable location, combining comfort, style, and practicality.

The village of Bradley is located approximately two miles south east of Skipton and is surrounded by beautiful countryside, glorious views and borders the Leeds/Liverpool canal.

Bradley offers a substantial range of amenities for a small village including a general store, primary school, Church, public house, village hall and cricket club. Skipton offers a more comprehensive range of shopping and amenities together with excellent secondary schooling.

Bradley is within 3 miles of two railway stations providing regular daily services into Leeds/Bradford, Settle/Carlisle and a daily direct London service. Enjoying a regular bus service, the village is ideally located for commuting to Leeds and Manchester. Leeds Bradford Airport is approximately 25 minutes driving time.

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

- A spacious traditional semi-detached home
- Extended at the rear to create a large open-plan living space
- 4 bedrooms + bathroom & en suite
- Home office
- Laundry room
- Sitting room
- Living-dining-kitchen
- Single garage & parking for 3 on drive
- Enclosed south-facing garden
- 2 train stations within 5 minutes or so