



**Guide Price £250,000**

- Extended semi-detached house
- Modern kitchen and bathroom
- Three bedrooms
- Two spacious reception rooms
- Convenient village location
- Gardens and garage

## **4 Woodfield Drive, Bradley, BD20 9EN**

A superb extended three bed semi-detached property situated in a cul-de-sac location within the popular village of Bradley. Offering a good sized enclosed garden to the rear with shed, garage and views over neighbouring hills.

32 Sheep Street, Skipton, North Yorkshire,  
BD23 1HX

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## 4 Woodfield Drive, Bradley, North Yorkshire, BD20 9EN

Harrogate 27 miles, Skipton 2.6 miles, Leeds 25 miles (all distances approximate)

### General remarks

Enter through a composite door with glass panel into the hallway with a radiator, laminate flooring, staircase to the first floor and understairs storage cupboard. Into the Living room which stretches through to a dining area. The

living area has a marble effect fireplace with living flame gas fire, a radiator and a upvc window to the front. The dining area has a further radiator and sliding patio doors providing views and access and views of the rear garden.

The Kitchen offers a selection of wall, drawer and base units with worktop surfaces over, a sink and drainer, concealed boiler, space for a fridge/freezer, plumbing for a washing machine, a breakfast bar area, radiator, laminate flooring, two upvc windows and a composite door with glass panels to the rear. The kitchen opens up to the dining room with windows to the front and side, radiator and Laminate flooring.

To the first floor landing with a window to the side and a loft access with pull down ladder. The loft has a upvc window to the gable end and is fully floored with room for storage. Bedroom one is to the front with a upvc

window, radiator, fitted wardrobes and a dressing area. Bedroom two is to the rear with wood effect laminate floor, radiator, a selection of fitted furniture and a upvc window. Bedroom three has a window to the front, radiator, wood effect flooring and a cabin bed with fitted furniture including drawers and wardrobe space. The house shower room comprises of a corner shower cubicle with rain hood and attachment, a wash hand basin with vanity unit below, a close coupled w.c., and a window to the rear.

Externally, to the front is a pathway with crazy paved patio and grassed area. To the rear garden is a patio area with a couple of steps down to a lawned area, wood panelled shed, fencing to the boundary and gated access to street level. The single detached garage has an up and over door with upvc windows to the side and rear.

## Directions

Head out of Skipton on the A629 Keighley Road in the direction of Bradley and turn left into the village onto Ings Lane. Proceed over the canal bridge and take the left hand turn into Ings Drive. After a short distance you can turn left into Woodfield Drive where the property is located on the right marked by our Dacre, Son & Hartley 'For Sale' board.

what3words goodbyes.public.outdoors

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

## Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler.
- A garage is located on site

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 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.

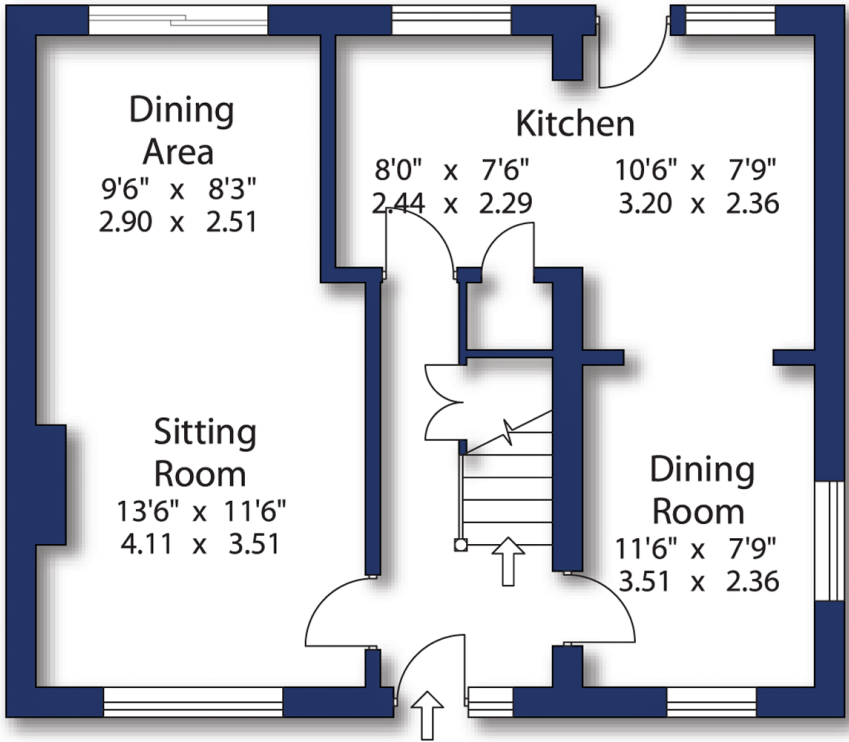
## Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

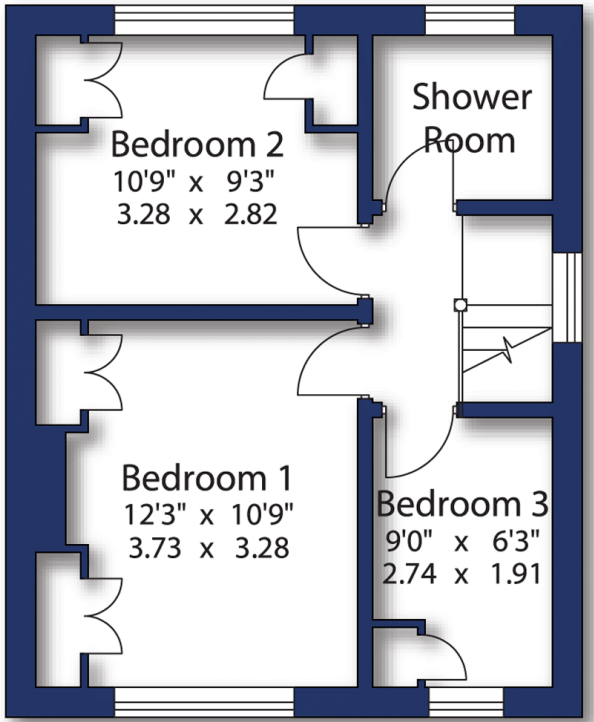
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Floorplans

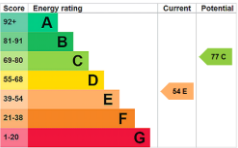


Ground Floor



First Floor

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