DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Combing Mill, 8 Silsden Road, Bradley, BD20 9EB

A superbly presented and extended four bedroomed detached property with stunning views to the front and rear, allocated parking, attractive gardens and the unique addition of a brand new detached garden room. Situated in the fabulous village of Bradley, only approximately three miles distant from Skipton town centre.

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk

dacres.co.uk







2 4 2

Combing Mill, 8 Silsden Road, Bradley, North Yorkshire, BD20 9EB

Ilkley 10 miles, Skipton 3 miles, Leeds 24 miles (all distances approximate)

Guide Price: £620,000

- An exceptional detached family home
- Four bedrooms
- Glorious views surrounding the property
- Full of period character
- Meticulously maintained gardens
- Brand new detached garden room
- Allocated parking
- Popular village location of Bradley







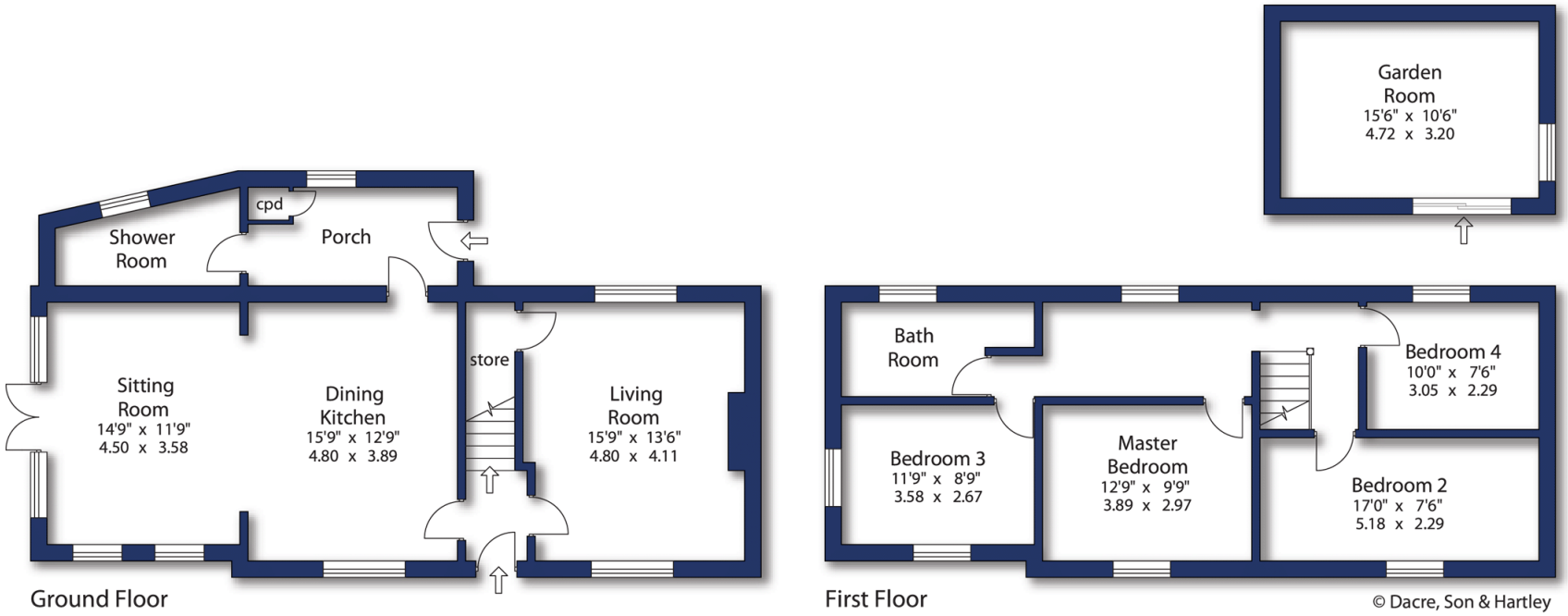
General remarks

On entering the property to the front elevation, through into the entrance porch with useful storage cupboard, window to the side and access through to the downstairs shower room and into the open plan dining kitchen. The shower room comprises of an enclosed glass fronted shower cubicle, low flush w.c., pedestal wash basin, extractor fan and radiator. This room also provides space and plumbing for a washing machine and dryer. Following the property up to the spacious dining kitchen, which includes an array of base, wall and drawer units, composite sink and drainer with newly refurbished worktops over, integrated appliances including microwave, electric oven, induction hob with extractor fan above, plumbing for a dishwasher and space for a fridge/freezer, as well as the inclusion of a kitchen island allowing for further dining. The kitchen area is open to the second sitting room, with direct access to the rear garden via the double doors. The living room is located to the front of the property, offering character beams, muti fuel stove with stone surround and set on a slate mantlepiece and handy understairs cupboard.

To the first floor, the sizeable landing provides access to the four bedrooms and to the house bathroom. The master bedroom is of a great size with exposed beam above the window which offers stunning views, partially panelled wall and wood flooring which runs throughout the whole of the first floor. Bedrooms two and three are positioned either side of the master bedroom, both again offering good sizes accommodation and superb views of the local countryside views. Bedroom four is currently set up as a working from home office space for the current vendors but also allowing space for a single bed. The house bathroom is to the far side of the property with four piece suite, comprises of a cast iron roll top bath with shower attachment, shower cubicle, pedestal hand wash basin, low flush w.c., extractor fan and partially tiled walls.

Externally, the property benefits from an enclosed and generous sized rear lawned garden with impressive open fields and local countryside nearby. The private gardens include a selection of fruit trees, vegetable patch, mature bushes, trees, shrubbery, hedges, dry stone walling and a superb south west facing patio area providing ample space for entertaining. In addition, there is the fantastic feature of a newly installed detached garden room, which could be used as another working from home office space or for additional leisure, including sliding patio door access, power, lighting and electric underfloor heating. Allocated off street parking is also available to the front with the inclusion of an EV charging point, and parking to the rear too.

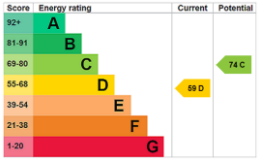
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us

01756 701010

skipton@dacres.co.uk

Directions

From Skipton town centre, take the A6131 Keighley Road out of town. At the first roundabout (by The Bay Horse pub at Snaygill) turn left towards Bradley onto Skipton Road and follow the road over the hill. Continue on Lidget Road and as the road turns slightly to the right becoming Main Street, take the first left on to Silsden Road and an immediate right into the private courtyard where the property will be located bearing to the right hand side. What3Words chitchat.bongo.generated

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and oil is installed. Oil fired central heating
- There is off street parking available to the front and rear
- Please note that there is a right of access to the front and rear on foot, along with vehicle access over private/shared land
- Please note that this property is in a conservation area

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 £26.10 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. Dacres Ref: CSC250098/BCH/270625/1