



£324,950

Franklyn, Skipton Road, Bradley, BD20 9EF





Beautifully presented four bedroomed semi-detached home situated in the popular village of Bradley. Having been subject to an extensive scheme of refurbishment, this property provides perfect space for a growing family benefitting from extended accommodation, fantastic garden, driveway parking and single garage.

The popular village of Bradley is located only two miles to the south of Skipton, and benefits from a range of local amenities including a pub, a village shop, a primary school and a church.



The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

GROUND FLOOR



ENTRANCE HALL

Entered through composite front door, laminate flooring and radiator.

SITTING ROOM

11' 10" x 10' 11" (3.61m x 3.33m)

Cast iron wood burning stove set of a stone hearth with timber mantel. Radiator.

LIVING DINING KITCHEN

19' 7" x 17' 2" (5.97m x 5.23m)

Range of shaker wall, base and island units with contemporary worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; fridge freezer, dishwasher, Flavel electric range cooker and extractor fan. Three radiators, two Velux windows, laminate flooring and spotlighting. Bi-folding doors leading to the garden.



STUDY

7' 8" x 7' 5" (2.34m x 2.26m)

Cupboard housing Ideal combination boiler. Radiator.

UTILITY ROOM/WC

Range wall and base units with laminate worktop, stainless steel sink unit, tiled splash back and plumbing for a washing machine. Low suite wc, laminate flooring and spotlighting.

GARAGE

16' 3" x 7' 1" (4.95m x 2.16m)

With electric, light and electric up-and-over door.



FIRST FLOOR

LANDING

With access to a boarded loft space via a retractable ladder.

BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m)

Cast iron decorative fireplace and radiator.

ENSUITE

Three piece suite comprising; low suite wc, wall hung hand basin and walk-in shower with thermostatic shower over. Part tiled walls, tiled flooring, heated towel rail/radiator, spotlighting and extractor.



BEDROOM TWO

11' 1" x 10' 11" (3.38m x 3.33m)

Radiator.

BEDROOM THREE

10' 4" x 6' 8" (3.15m x 2.03m)

Radiator.

BEDROOM FOUR

9' 7" x 6' 8" (2.92m x 2.03m) max.

Radiator.

HOUSE BATHROOM

Three piece suite comprising; low suite wc, hand basin and P-shaped bath with thermostatic shower over. Part tiled walls, tiled flooring, chrome heated towel rail, spotlighting and extractor.



OUTSIDE

To the front of the property there is a large driveway with space for three/four cars. Decorative planted borders. To the rear of the property there is an Indian stone paved patio area with steps leading to a level lawn and mature planted borders.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



EPC & FLOORPLAN TO FOLLOW



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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