



6-7 Wood View, Denholme, Bradford, BD13 4HS

Asking Price £250,000

- BEAUTIFUL RURAL SETTING
- AMPLE PARKING
- TRANQUIL LOCATION
- GENEROUSLY SIZED BEDROOMS
- DECEPTIVELY SPACIOUS
- PRIVATE DRIVEWAY ACCESS
- SUBSTANTIAL LIVING SPACE
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS

6-7 Wood View, Bradford BD13 4HS

*****BEAUTIFUL RURAL SETTING***** Bronte Estates are delighted to bring to the market, this **DECEPTIVELY SPACIOUS**, two double bedroom, **CHARACTER TERRACED** house situated in the what we believe to be a **ONE OF A KIND RURAL LOCATION**. The property sits with only two other properties and having **AMPLE PARKING**, access to its own **PRIVATE MATURE GARDEN** and **DENHOLME BECK**. The property also enjoys **UNRIVALLED VIEWS** into the woods and across the valley beyond. Internally, the property offers ample living accommodation with **TWO SUBSTANTIAL RECEPTION ROOMS**, with an stunning **EXPOSED STONE CHIMNEY BREAST WITH AN OPEN GAS FIREPLACE**, and a separate kitchen to the ground floor with **TWO DOUBLE BEDROOMS**, an office and family bathroom to the first floor. There's **NOTHING QUITE LIKE THIS**, don't miss out on such a beautiful property, **EARLY INTERNAL INSPECTIONS ARE HEAVILY RECOMMENDED!**



Council Tax Band: D



Property Description

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Ground Floor

Stone Built Porch

4'11 x 6'10

A stone built porch to the front of the property, ideal for muddy boots, shoes, and/or coats giving access to the dining room.

Dining Room

15'03 x 18'06

A substantial reception room, currently utilised for dining space comprising double glazed windows to front, gas central heating radiator, built in cloak hooks and bench for coats and shoes, an exposed stone chimney breast with open gas fire, access to the kitchen and an open walk through to the living room.

Living Room

15'07 x 16'05

A second spacious reception room, used as the living room, sharing the same chimney breast and gas fire with the dining room, naturally lit via two large double glazed windows to front, gas central heating radiator, an open staircase to the first floor.

Kitchen

9'08 x 13'02

A fully fitted kitchen to the rear of the property with a mixture of wall and base units and work surfaces over, integral fridge freezer, dishwasher, electric oven with gas hob and extractor over, plumbing for washing machine, gas central heating and two double glazed windows to each side.

First Floor

Landing

Access to all both bedrooms and bathroom.

Bedroom One

16'05 x 11'01

Situated to the right elevation is a larger than average main double bedroom, benefitting from a full wall of floor to ceiling built in wardrobes, a double glazed window to front offering stunning views across the valley, gas central heating radiator and a small loft hatch.

Bedroom Two

15'04 x 12'

A second generously proportioned double bedroom with built in wardrobes, a double glazed window to front, gas central heating and access to an office.

Office/Nursery

16'04 x 4'04

Situated off the second bedroom is a handy secondary room, previously used as a home office with double glazed window to front, gas central heating and built in shelving. We believe this room has potential for a nursery, a walk-in wardrobe or even just further storage.

Bathroom

A fully tiled family bathroom with a four piece suite consisting of a w/c. wash hand basin, a bidet and bath with shower over. The bathroom has a double glazed window to front and gas central heating.

External

Accessed by an un-adopted road leading to a private driveway with ample parking with further enclosed garden space which stretches along the beck and up to the 'Woodview' stone sign.

Directions

If heading to the property from our office, make your way up High Street (A647) for just over 100 yards and turn right at Chapel Street and follow the road until the T junction. Take a left on to A644 and follow this road for approximately 2.2 miles. Just after the speed turns to 40mph, take a right down the slip road and the property will be on the left.

Agents Notes

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.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

