



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

By Auction £180,000

- TWO BEDROOM COTTAGE IN A BEAUTIFUL SETTING
- CASH BUYERS ONLY
- TRANQUIL LOCATION
- GENEROUSLY SIZED BEDROOMS
- For Sale by Modern Auction – T & C's apply
- DECEPTIVELY SPACIOUS
- SOLD VIA MODERN METHOD OF AUCTION
- SUBSTANTIAL LIVING SPACE
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- Subject to Reserve Price, Buyers fees apply

# 6-7 Wood View, Bradford BD13 4HS

**\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\* CASH BUYERS ONLY \*\* BEAUTIFUL RURAL SETTING \*\* STARTING BID £180,000 \*\***

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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## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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

