



Greystones, 101 Halifax Road, Denholme, Bradford, BD13 4EU

£260,000

- SPACIOUS THREE BEDROOM SEMI-DETACHED
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR SEVERAL CARS
- INTEGRAL GARAGE
- OPEN VIEWS TO THE FRONT & REAR
- EASY ACCESS TO KEIGHLEY, HALIFAX & BRADFORD
- RECENTLY LANDSCAPED GARDENS
- POTENTIAL TO EXTEND STPP
- WELL MAINTAINED

101 Halifax Road, Bradford BD13 4EU

**** SPACIOUS THREE BEDROOM SEMI-DETACHED ** DESIRABLE LOCATION ** RURAL VIEWS**
**** OFF-ROAD PARKING **** Bronte Estates are delighted to offer for sale this 'larger than average' semi detached property on the outskirts of Denholme. Enjoying open views to the front and rear, plus many recent improvements; this lovely family home must be viewed internally to be fully appreciated. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, side Porch/Lobby, Integral Garage, three Bedrooms & a family Bathroom. Landscaped Gardens front and rear, plus off-road parking for several cars. Early viewing is advised.



Council Tax Band: C



Entrance Hall

16'4" x 8'2"

A composite front door leads into a good-sized hallway with stairs off to the first floor, under-stairs storage cupboard, laminate flooring, alarm control panel and a central heating radiator.

Lounge

12'4" x 12'3"

Window to the front elevation affording pleasant open views, living flame gas fire set in a modern surround and a central heating radiator. Being open to:

Dining Room

13'10" x 10'9"

Window to the rear elevation and a central heating radiator.

Kitchen

9'11" x 9'9"

Fitted with a range of base and wall units, ample working surface space and tiled splash-backs. Free-standing double range cooker with five gas rings, two ovens and a grill, plus plumbing for a washing machine. Window to the rear elevation, useful pantry cupboard with side window and a door to a side porch.

Porch / Lobby

A useful space with a UPVC side entrance door, room for coats & shoes, a further pantry/store area and a door into the garage.

First Floor

Landing area with a window to the side elevation, access to the loft space and an airing cupboard. Doors off the the bedrooms & bathroom.

Bedroom One

13'8" x 10'10"

Window to the front elevation, three-door fitted wardrobe and a central heating radiator.

Bedroom Two

12'2" x 11'0"

Window to the rear elevation with open views across farmland towards Ogden. Central heating radiator.

Bedroom Three

8'7" x 8'3"

Window to the front elevation and a central heating radiator. Please note - this is not a 'box room' and would fit a double bed, plus space for a wardrobe!

Bathroom

9'10" x 8'2"

A spacious, fully tiled family bathroom with a four piece suite, comprising of a corner bath, separate shower enclosure with a rainfall shower, WC and a modern washbasin with storage below. Chrome heated towel rail, fitted storage cupboards and windows to both the side & rear elevations.

External

To the front of the property is an open-plan driveway with parking for several cars and a lawn with flowerbed borders, plus a further lawned area with a mature tree. The integral single garage has an 'up and over' door to the front, side window and an internal door leading into the house. To the rear of the property is a new paved patio seating area, raised flower beds. lawn and views over open fields. Both the front and rear gardens have recently been landscaped, including being levelled, stone walling, new lawns and planting.

Additional Information

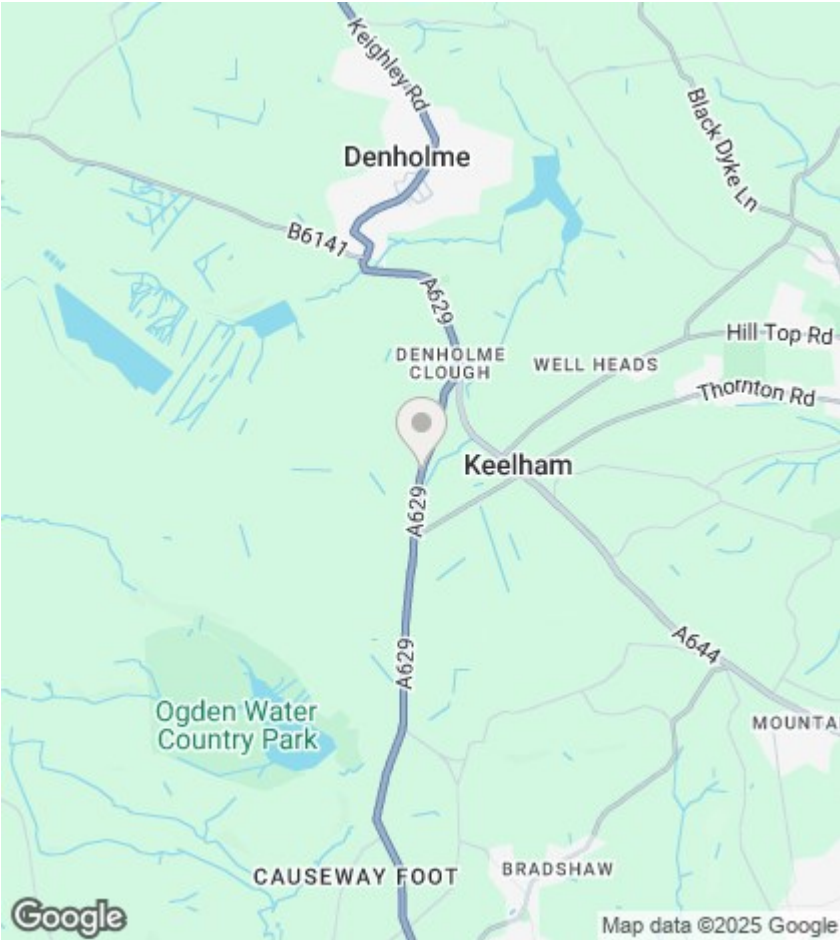
The current owners have had plans drawn up to create a larger kitchen. This would involve knocking through to the side porch/lobby at the back of the garage and using approx. half of the garage space. The owners advise that planning permission is not required for this and the drawings will be made available to the new owners.

The property may also be suitable for a two-storey side extension, subject to the new owners securing the required planning permissions.

Please note - the property is NOT sold with any planning permissions.







Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC