



37 Seven Acres, Denholme, Bradford, BD13 4NF

£320,000

- MODERN FOUR BEDROOM DETACHED
- OPEN VIEWS TO THE REAR
- NEW SOFFITS & FASCIAS
- GAS CENTRAL HEATING & UPVC DG
- SOLAR PANELS
- CUL-DE-SAC POSITION
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- SECURITY ALARM
- ELECTRIC KITCHEN BLINDS

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**** FOUR BEDROOM DETACHED ** TWO RECEPTION ROOMS ** GROUND FLOOR WC ** EN-SUITE SHOWER ROOM ** GARAGE & DRIVEWAY **** Bronte Estates are pleased to offer for sale this spacious detached property, located at the top of the popular Seven Acres development in Denholme. To the ground floor is an entrance Porch, Hall, Lounge, Dining Room, Kitchen, Utility, WC and to the first floor are four Bedrooms, Master with Ensuite and a family Bathroom. Delightful gardens to the rear with open views and an open plan garden to the front with off-road parking and an integral garage. View now!



Council Tax Band: D



Porch

Front entrance porch with UPVC door and windows. Door to the hallway.

Entrance Hall

17'0 x 6'0

Stairs lead off to the first floor and there are doors to the lounge, dining room, kitchen and WC. Central heating radiator.

Lounge

14'7 x 10'8

Solid marble fireplace with an inset living flame coal effect gas fire, bay window to the front elevation and two central heating radiators. Double doors to:

Dining Room

11'10 x 10'0

French doors with integrated louvre blinds lead out to the rear garden. Central heating radiator.

Dining-Kitchen

11'10 x 10'2

Fitted with a range of base and wall units with laminated working surfaces and splash-back tiling. There is an integrated electric oven, four ring gas hob, extractor, under-counter fridge and a stainless steel sink and drainer with pot-washer tap. There are windows to both the side and rear elevation, both with remote control electric blinds. Ample space for a dining table, door to the garage and a door to the utility room. Central heating radiator.

Utility Room

UPVC stable door to the rear elevation, fitted work surface, fitted wall unit and plumbing for a washing machine. There is space for a tumble dryer and a pantry/store cupboard providing further storage.

WC

Ground floor WC with washbasin, central heating radiator and the alarm control panel.

First Floor

Landing area with access to the loft space and an airing cupboard. Doors off to all bedrooms and the bathroom.

Bedroom One

13'5 x 12'0

Window to the front elevation, fitted double wardrobe with mirror sliding doors, central heating radiator and a door to:

En-Suite

A modern, full tiled shower room comprising of a corner rainfall shower, washbasin with storage below and a low flush WC. Window to the front elevation, shaver point and a chrome heated towel rail.

Bedroom Two

11'3 x 8'7

Window to the rear elevation, fitted wardrobe with mirror sliding doors and a central heating radiator.

Bedroom Three

12'6 x 8'5

Window to the front elevation, fitted wardrobe with mirror sliding doors, store cupboard and a central heating radiator.

Bedroom Four

10'2 x 8'3

Window to the rear elevation and a central heating radiator. Currently used as a home office.

Bathroom

White three piece bathroom suite comprising of a panelled bath, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

External

To the front of the property is an open plan driveway giving access to the garage and a lawn with gravel borders. To the rear is a superb split level garden enjoying an open aspect with views across roof tops and countryside beyond. Briefly comprising of a large patio deck, garden shed and steps down to a lower level with a summerhouse, patio, flower beds, mature shrubs and trees.

Garage

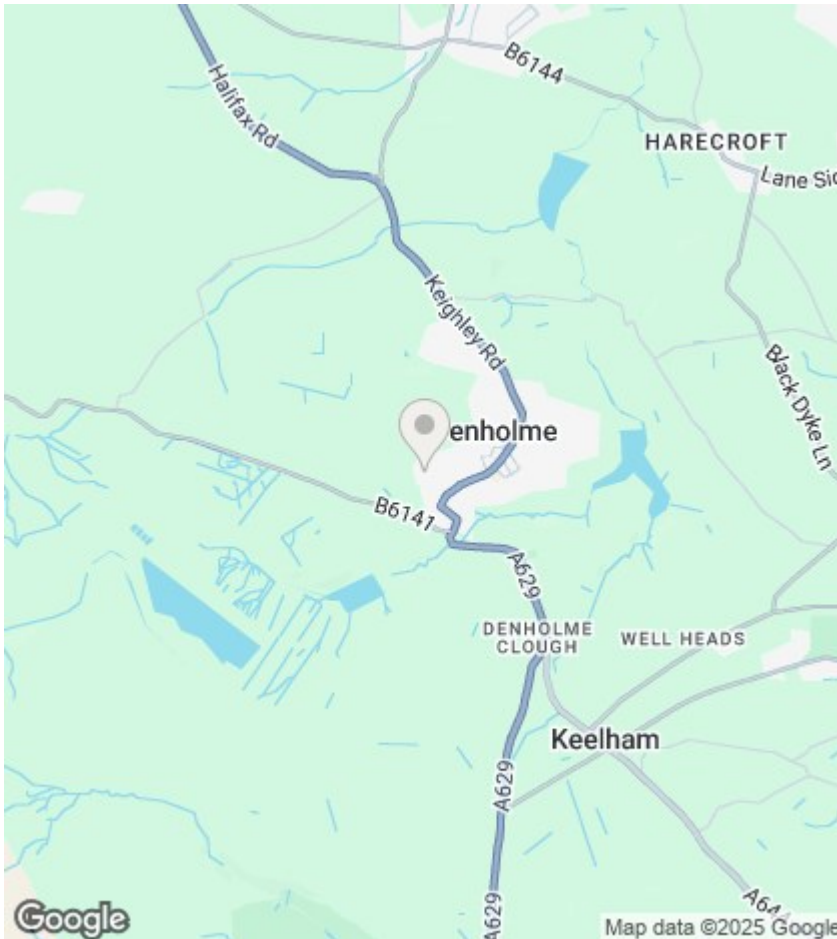
16'9 x 8'1

Integral single garage with an electric remote control door to the front and an internal door from the kitchen.

EPC & Floorplan to follow







Directions

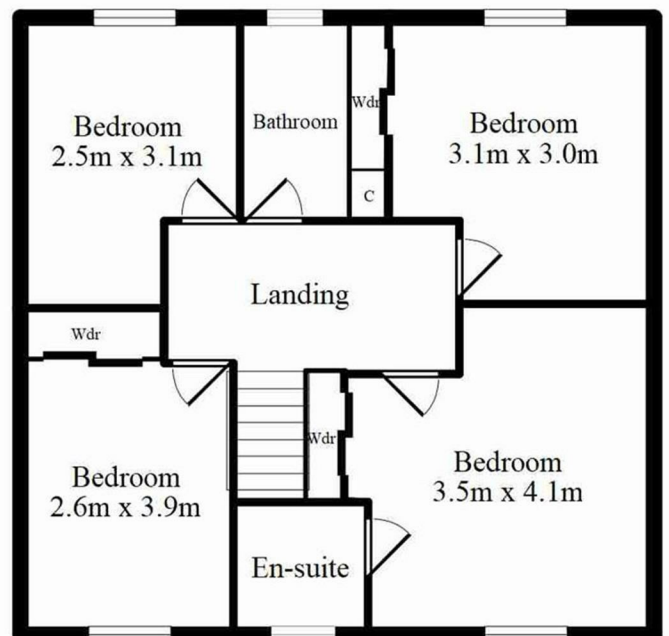
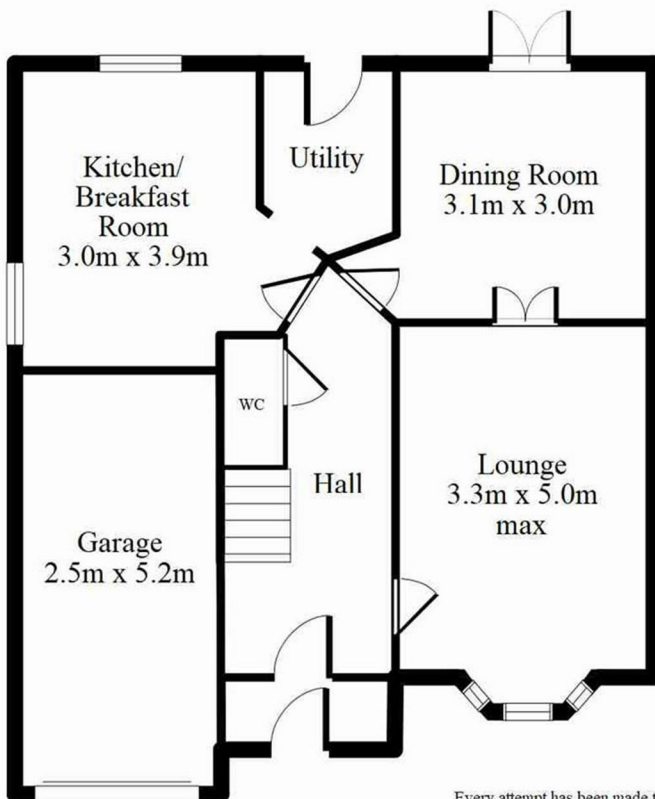
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2025