

property details **approval form**

Whalley Lane, 2-3 Whalley Lane, Denholme, Bradford, West Yorkshire, England, BD13 4LL

Date: 15 July 2025

Property Ref and Version: BNG101561 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £440,000

Tenure: Freehold

>> **key features**

- > Idyllic countryside location
- > Rare opportunity
- > Beautifully presented interiors
- > Three elegant bedrooms
- > Luxurious principal suite
- > Breathtaking rural views
- > Mature gardens
- > Versatile outbuilding
- > EPC Rating: G

>> **short description**

A rare opportunity to own a charming countryside home combining style, character, and modern comfort. Set in an idyllic rural location, it features three elegant bedrooms, including a luxurious principal suite. With breathtaking views, mature gardens, and a versatile outbuilding

>> **long description**

Nestled in a picturesque countryside setting, this exquisite home offers an unrivaled blend of charm, character, and modern refinement. Approached via an enchanting garden, the property immediately captivates with its timeless facade and breathtaking rural surroundings, providing a tranquil retreat from the hustle and bustle of everyday life.

Stepping inside, the interiors have been meticulously designed to balance period charm with contemporary comfort. Natural light pours into the expansive living spaces, enhancing the warmth of exposed beams, stone features, and elegant decor. The seamless flow between rooms creates an inviting atmosphere, perfect for both grand entertaining and intimate family living. A beautifully appointed sitting area offers a cosy retreat, while the thoughtfully designed kitchen and dining space form the heart of the home. Ascending to the upper floors, the sleeping quarters provide a haven of peace and privacy, each bedroom boasting stunning countryside vistas. The principal suite is a sanctuary of luxury, while further bedrooms offer comfort and versatility, with a delightful loft space adding yet another dimension to this remarkable home.

Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL

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Outside, the mature gardens provide a serene escape, where one can dine al fresco, unwind amidst nature, or simply take in the panoramic views. A charming outbuilding offers additional practicality, ideal as a workspace or for storage.

A truly exceptional residence in an idyllic rural setting

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **room description**

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>> **room description**

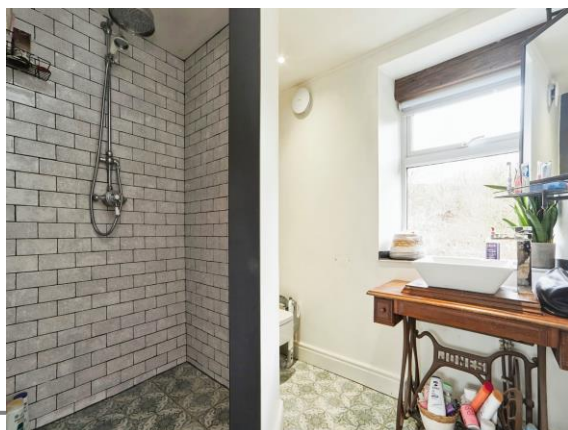
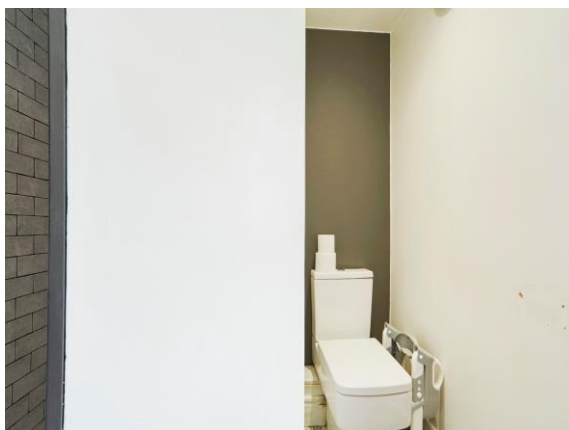
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>> **property images**



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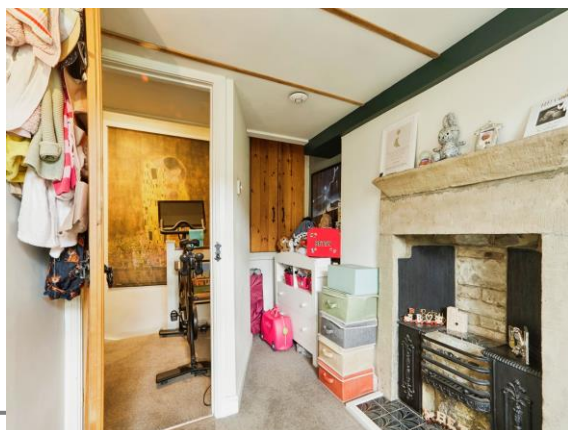
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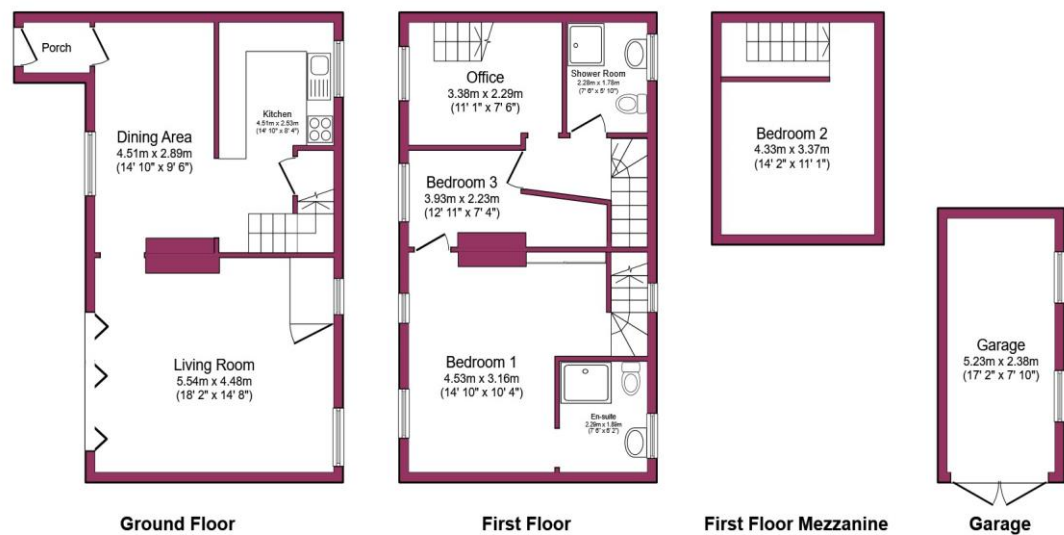
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
James Idle		
Mr W. Conboy		