

Charnock Bates

The Country, Period & Fine Home Specialist



7 Denholme House Farm Drive
Denholme, Bradford, BD13 4AB





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STONE-BUILT CHARACTER PROPERTY



FIVE DOUBLE BEDROOMS



DRIVEWAY, GARAGE & ALLOCATED PARKING



SOUTH-FACING FRONT GARDEN & LAWNED REAR GARDEN

Guide price: £475,000

charnockbates.co.uk





Summary

A highly desirable development situated in the quaint and picturesque village location of Denholme, offering spacious, attractively presented accommodation set over three floors with meticulous style and contemporary décor throughout whilst retaining a wealth of period fixtures and fittings.

Internally, the property briefly comprises; entrance hallway, cloakroom, lounge, open plan living kitchen and utility room to the ground floor, three double bedrooms and house bathroom to the first floor and principal bedroom with en-suite and dressing room and further double bedroom to the second floor.

Externally, to the front of the property, two allocated parking spots provide off-street parking, while a generous South-facing lawn is bordered by mature planting and shrubbery. To the rear, a further private and enclosed garden, with lawn bordered by drystone walling. A tarmac driveway provides off-street parking for three cars, leading to a single garage.

Location

Denholme is a quaint town situated in a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park which is located nearby incorporates a reservoir and a nature reserve, popular with walkers and outdoor enthusiasts. The area is convenient for a variety of local shops, public houses and restaurants within the vicinity including the popular Moorlands Inn only a short distance away.



General Information

Access is gained through a composite door into the light and airy entrance hallway, complimented by hardwood flooring and panelled feature walls, with a cloakroom comprising a concealed cistern w/c and pedestal wash-hand basin. An open staircase with wooden balustrade rises to the first floor.

Double doors from the hallway lead through to the attractively presented lounge, showcasing exposed beams to the ceiling, and a floor to ceiling picture window allowing for natural light and enjoying an outlook over the front garden. A multi-fuel burner sits at the focal point within an exposed chimney breast with Yorkshire-stone hearth and surround.

The open plan layout then leads through to the living kitchen, with French doors leading out to the rear garden, creating the perfect entertaining space for bbq's and alfresco dining. The kitchen offers a central island with breakfast bar and a range of high-gloss wall, drawer and base units with contrasting Granite worksurfaces incorporating an inset one and a half bowl sink with drainer and mixer-tap. Integrated appliances include; Rangemaster dual-fuel double oven with five-ring gas hob and plate warmer with extractor hood above and dishwasher.

A utility room completes the ground floor accommodation, offering a range of high-gloss base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

Rising to the first-floor landing, an open space offers the opportunity to be utilised as a snug/study, and a staircase rises to the second floor.

A spacious double bedroom off the landing boasts a large window to the front elevation, enjoying an outlook over the front garden and fields beyond. Two further generous double bedrooms are set to the rear of the property, one benefitting from built-in wardrobes and one a walk-in wardrobe, and both enjoying an outlook over the rear garden.

The well-presented house bathroom completes the first-floor accommodation, offering a contemporary four-piece suite comprising a concealed cistern w/c, double wash-hand basins, free-standing rolled-top bath and double walk-in shower complimented by tiled surround.

Moving to the second-floor landing. The wonderful principal bedroom boasts two Velux skylights allowing for natural light, sliding mirrored doors accessing the eaves, and a fully tiled en-suite wet-room with a concealed cistern w/c and pedestal wash-hand basin, then leading through to a dressing room with built-in shelving and storage and a Velux skylight window allowing for natural light.

A second double bedroom features a panelled feature wall, Velux skylight window and walk-in wardrobe with built-in shelving providing useful storage.



















Externals

To the front of the property, two allocated parking spots provide off-street parking, while a gated, stone flagged pathway leads to the front door, adjacent to a generous South-facing lawn, bordered by mature planting and shrubbery. To the rear, a further private and enclosed garden, with a lawn bordered by drystone walling. Away from the property, a tarmac driveway provides off-street parking for three cars, leading to a single garage with electric roller-shutter door, providing secure parking for a further car.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax town centre proceed along the A629 Halifax/Keighley Road for approximately 7 miles until reaching Denholme House Farm Drive on your right-hand side. Keep right and the property is located on the left-hand side as indicated by our Charnock Bates board.

For satellite navigation: **BD13 4AB**

Local Information

| | | |
|------------------|--------------------------|-----------|
| NEAREST STATIONS | Haworth | 4.5 miles |
| | Bingley | 6.2 miles |
| | Halifax | 6.6 miles |
| NEAREST SCHOOLS | Denholme Primary School | 1.1 miles |
| | Keelham Primary School | 1.5 miles |
| | Trinity Academy Bradford | 3.9 miles |
| MOTORWAY NETWORK | Junction 26, M606/M62 | 7.6 miles |

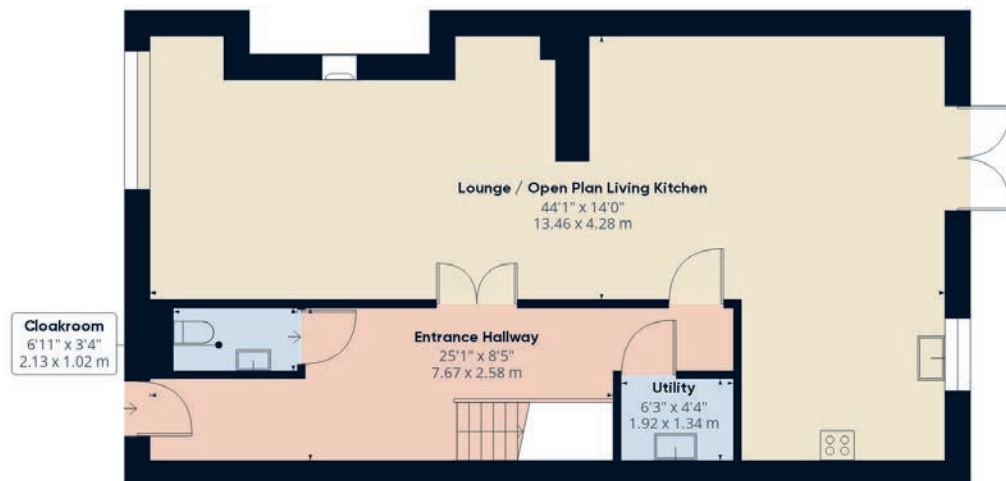
Property Information

| | |
|--------------------|---------------------|
| TENURE | Leasehold |
| CONSTRUCTION | Stone |
| EPC RATING | B |
| LOCAL AUTHORITY | Bradford MBC |
| COUNCIL TAX | Band F |
| ELECTRICITY SUPPLY | Octopus |
| GAS SUPPLY | Octopus |
| WATER SUPPLY | Yorkshire Water |
| HEATING | Gas central heating |
| BROADBAND | Sky |
| MOBILE SIGNAL | Good coverage |

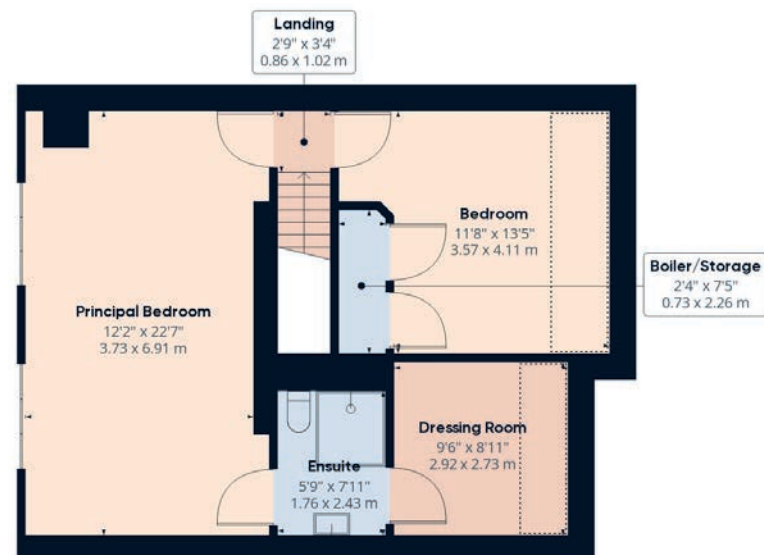


Floor Plans

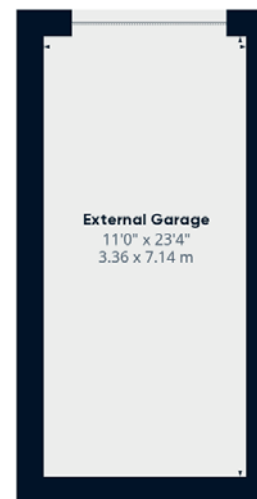
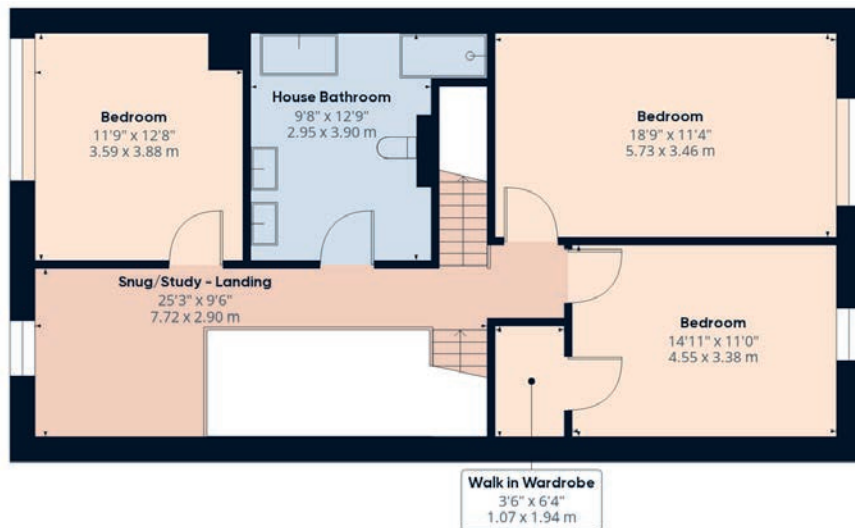
Ground Floor



Second Floor



First Floor



Total approximate floor area:
2,720.12 sqft (252.71m²)
(inc Garage)

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