

Charnock Bates

The Country, Period & Fine Home Specialist



83 Brighouse & Denholme Road
Queensbury, Bradford, BD13 1LH





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STONE-BUILT DETACHED FAMILY HOME



FIVE DOUBLE BEDROOMS



DRIVEWAY & GARAGE



GENEROUS FRONT & REAR GARDENS

Guide price: £750,000

charnockbates.co.uk





Summary

Offering a generous plot with wonderful gardens and uninterrupted views, 83 Brighouse & Denholme Road is an attractive, executive stone-built five-bedroom detached family home offering a wealth of high-quality fixtures and fittings throughout.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, cloakroom with w/c, lounge, dining room, kitchen/diner, utility and integral garage to the ground floor and principal bedroom with en-suite, four further double bedrooms and house bathroom to the first floor.

Externally, a shared driveway leads down to the front and side of the property, offering off-street parking for five cars, leading to a single garage with power, lighting and up-and-over door. Adjacent is a rockery and multiple levels of enclosed lawns offering the unique opportunity to keep livestock. To the rear is a private enclosed garden with flagged patio and lawn, bordered by mature planting and shrubbery.

Location

Mountain is located in Queensbury, a convenient village location perched on a high vantage point above Halifax and Thornton, with views over the hills of Brontë Country and the Yorkshire Dales to the north and northwest. Queensbury is most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office.



General Information

Access is gained through double doors into the entrance vestibule, with a second door leading into the grand entrance hallway, benefiting from a cloakroom with w/c. A central open staircase with spindle balustrade rises to the first floor.

The first set of double doors to your right takes you through to the spacious lounge, showcasing an exposed beamed ceiling and benefiting from dual aspect windows allowing for natural light, with a bay window to the front elevation enjoying uninterrupted, far-reaching views. A brick fireplace sits at the focal point.

Moving through to the kitchen/diner offering a range of bespoke wall, drawer and base units with contrasting granite worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. A dual-fuel cooker sits at the focal point within the chimney breast.

Leading off the kitchen/diner is the utility room offering a range of built-in units with worktops, sink with mixer-tap, and plumbing for a washing machine, then leading through to the garage with power, lighting and up-and-over door.

Completing the ground floor accommodation is a versatile reception room, currently used as a dining room, showcasing high skirting, coving and picture rails, with double doors leading out to the rear garden.

Rising to the first-floor galleried landing, accessing five double bedrooms and the house bathroom. Showcasing ornate corning, feature archways and a ceiling rose.

The spacious principal bedroom is positioned to the front of the property, boasting far-reaching views and benefiting from a part tiled en-suite with w/c, wash-hand basin and walk-in shower cubicle.

Four further double bedrooms and the house bathroom complete the accommodation. The contemporary house bathroom boasts a four-piece suite comprising a w/c, double wash-hand basin, walk-in rainfall shower cubicle and stand-alone bath.















Externals

A shared driveway leads down through the middle of the two detached houses to the front and side of the property, with a parking area providing off-street parking for five cars, leading to a single garage with power, lighting and up-and-over door providing further secure parking.

Adjacent to the driveway to the front elevation is a rockery and to the front and side are multiple levels of enclosed south-facing lawns offering the unique opportunity to keep livestock, one of the fields having separate access to the roadside.

To the rear is a private enclosed garden with flagged patio, generous lawn, and raised seating area, bordered by mature planting and shrubbery, offering a level of privacy.

Fixtures and Fittings

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

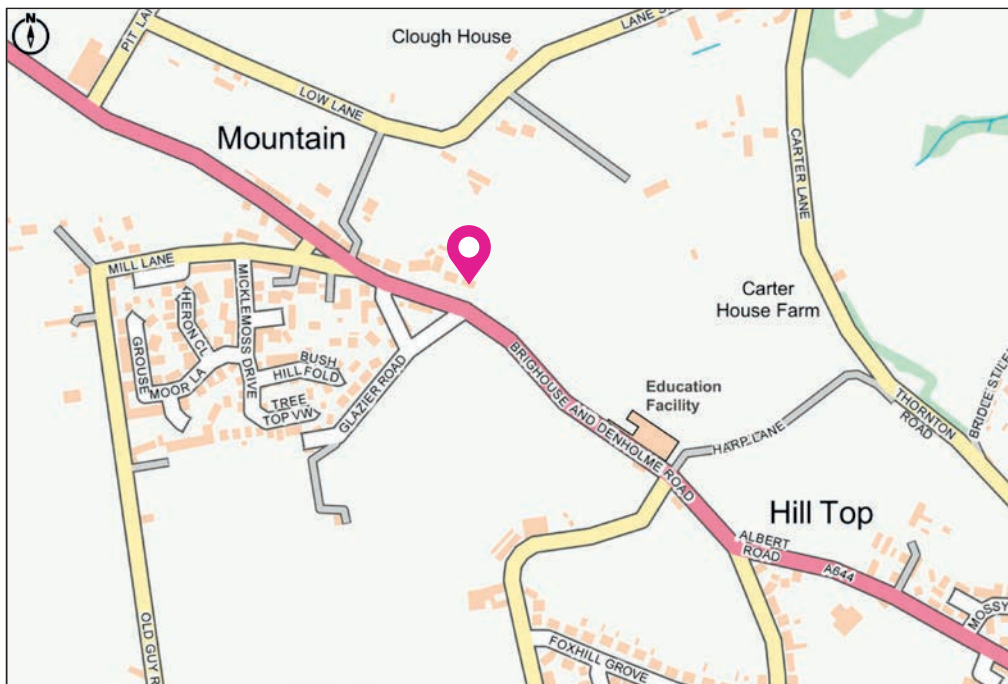
Wayleaves, Easements and Rights of Way

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, head to Orange Street roundabout, taking your third exit on to Burdock Way (A59). Continue past Shibden Park and then keep left at Stump Cross traffic lights to proceed on Bradford Road (A6036), continuing on Bradford Road to Stone Chair roundabout and then taking your first exit on to Brighouse & Denholme Gate Road. Continue to follow Brighouse & Denholme Gate Road for approximately 2.6 miles where number.83 will be on your right-hand side.

For satellite navigation: **BD13 1LH**

Local Information

NEAREST STATIONS	Halifax	4.6 miles
	Bradford	5.5 miles
	Oxenhope	5.9 miles
NEAREST SCHOOLS	Foxhill Primary School	0.2 miles
	Russell Hall Primary School	0.6 miles
	Trinity Academy Bradford	1.0 miles
MOTORWAY NETWORK	Junction 26, M62	7.5 miles

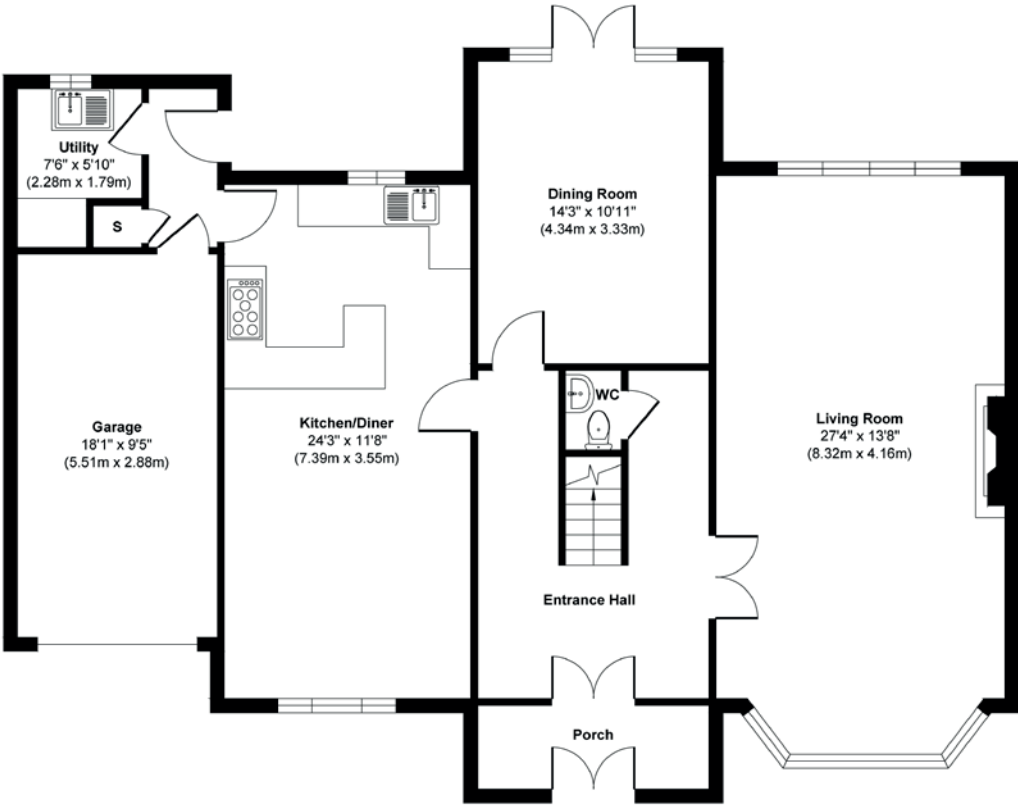
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

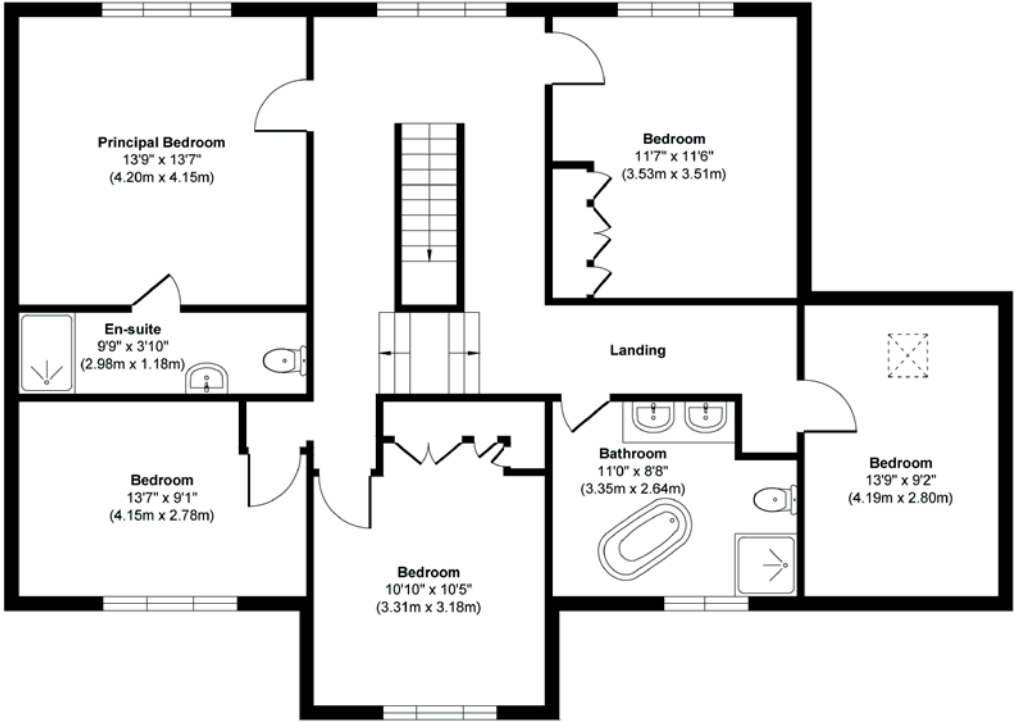


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
2,480.00 sqft (230.36m²)
(inc Garage)

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