



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Keighley Road, Denholme, BD13

£400,000 Freehold

Four Bedroom Detached

**Martin & Co Keighley**  
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Keighley Road  
Denholme  
BD13

**Key features:**

- Four Bedroom
- Detached
- Stunning Finish
- Gas Central Heating
- Garage
- Utility Room
- \*NEW BUILD\*
- 10year NHBC
- Buildmark Warranty
- Perfect Family Home



**Why you'll like it**

We are delighted to present an immaculate, detached new home available for sale in a highly sought-after location. This property is an ideal choice for families, boasting stunning views to the rear and easy access to public transport links, local amenities and nearby parks.

The house boasts an impressive four bedrooms, each offering immense comfort and character. The master bedroom comes with a tasteful en-suite, whilst the remaining three bedrooms are all furnished as spacious doubles. The property also benefits from one family bathroom; heated towel rail for those chilly mornings, and a convenient downstairs cloakroom.

The heart of the home, the kitchen, is an absolute delight, featuring built-in pantries, wood countertops, and high-quality Lamona appliances. The kitchen is flooded with natural light, providing the ideal ambience for family meals in the designated dining space.

The reception room is a testament to thoughtful design, featuring large windows that overlook the beautiful garden, flooding the space with light and creating a perfect setting for relaxation or entertaining guests.

Extra features that set this property apart include a utility room and a single garage, offering substantial storage space. The property also caters to modern living with an EV charging point. The garden and parking facilities further enhance the appeal of this exceptional home.

In conclusion, this property offers not just a house, but a lifestyle, with its unique features and prime location. An opportunity not to be missed, this home is ready to welcome a new family to start their journey.

**LOCATION** The property is delightfully situated on the edge of the popular village of Denholme also in close proximity to the villages of Thornton and Queensbury all of which are well served by good local shops, amenities, recreational areas well respected primary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

