



3 Long Causeway

Denholme, Bradford, BD13 4DX

Asking Price £400,000 Freehold





This fabulous mid nineteenth century barn conversion is positioned off a small private driveway with an electric gated entrance which serves just three homes. The spacious accommodation is set over three floors, provides three bedrooms, two bathrooms and two attic / occasional rooms as well as boasting many characterful features such as exposed beams and a wood burning stove. With gas central heating, wood effect uPVC double glazing, ample parking, detached double garage, generous gardens and stunning countryside views.

Accommodation

A spacious hallway has a large cloaks cupboard and gives access to the WC which is fitted with a white, two piece suite consisting of a low level WC and a wash hand basin. Once we pass through the entrance hall we enter a good, spacious reception hall, and from here there is access to the ground floor accommodation, and open staircase to the first floor. Double doors lead into a large family lounge (4.48m x 4.41m), with dual aspect windows to the front and side. The central focal point is a feature fireplace and hearth with log burner, a lovely feature and a modern take on a traditional design. A good sized dining room (3.39m x 2.77m) benefits from a serving hatch from the kitchen (3.48m x 3.43m), which is well equipped with a range of base, wall and drawer units with complementary work surfaces, tiled splashbacks and with worktop lighting. There is a 1 and 1/2 bowl sink with mixer tap, whilst integrated appliances include a dishwasher, fridge, and freezer. The focal point is the gas range cooker with seven burner hob, twin ovens, a grill, and a plate warmer. A good sized, traditional, walk-in pantry is a useful space, and has plumbing for a washing machine.

To the first floor, a spacious landing has a useful linen cupboard and staircase to the second floor. A good sized principal bedroom (3.88m x 3.24m) is positioned to the front of the property with views past the adjacent houses to the countryside beyond, and benefits from a spacious en suite shower room which enjoys a white three piece suite comprising: WC, wash hand basin, and a corner shower enclosure. With tiled floor, part tiled walls and a touch sensitive, demisting mirror. A second double bedroom (3.9m x 3.24m) is set to the rear with views over the adjacent countryside. This spacious third bedroom (2.87m x 2.24m) widens out to 4.26 metres, providing space for wardrobes etc. Again we're at the rear of the house with those views across the fields. A good sized family bathroom which is fitted with a white three piece square cut suite consisting of WC, wash hand basin, and bath with an electric shower unit over. The floor is fully tiled. walls are partly tiled and there is a touch sensitive demisting mirror.

The second floor landing is approached by a staircase which does not currently conform to modern building regulations, meaning this floor is more of an occasional space, however there is ample space on the first floor landing to potentially change this staircase subject to obtaining any necessary permissions. Attic room one/bedroom four (3.78m x 3.23m) is another good sized room, with both a window to the gable and a Velux. The sloping ceiling with exposed beams adds that touch of character. Attic room two/bedroom five (2.77m x 2.46m) a great room for a study, this room widens to 3.86 metres. With exposed beams and a Velux window to the ceiling, and access to the eaves storage area.

Externally, the property has an extremely private garden, accessed via a gate and a few steps down, and this is enclosed by fencing and hedging. It's not just a private space but provides a fabulous family garden with a large area of lawn with fruit trees, shrubs, and a small pond. There is the potential for you to erect a home office or a summer house, the South facing aspect over adjacent countryside being particularly appealing from here. In addition to the main garden, there is a large, paved patio; an ideal place to sit out or for family barbecues, or a good additional parking bay. There is a parking area with space for two cars, in addition to two spaces in front of the garage. A stone built detached garage has twin up and over doors, light and power. Behind the garage is a wood store.



Floor plans are indicative and are not drawn to scale. Plans produced using FloorUp.

Council tax band: D
 EPC rating: C
 Ground rent: N/A
 Service charge: N/A

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