



## 3 Hollin Hall Farm, Long Causeway

Denholme, Bradford, BD13 4DX

Offers Around £400,000 Freehold



This fabulous mid nineteenth century barn conversion is positioned off a private driveway with an electric gated entrance which serves just three homes. The spacious accommodation is set over three floors, provides two reception rooms, 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.

### Location

Situated off a private driveway accessed via Long Causeway, just off the A629 Halifax Road / New Road, a short distance from Denholme, Oxenhope and the market town of Bingley where there are a variety of amenities. This popular, semi rural location is a short drive from the village of Haworth which is in the heart of the West Yorkshire Bronte Country. The towns of Keighley, Bingley and Halifax and the City of Bradford are readily accessible by car and public transport, as is the City of Leeds via regular rail services from Bingley.

### Accommodation

A spacious entrance hallway benefits from a useful cupboard and gives access to the WC which benefits from a white, two piece suite consisting of a low level WC and a wash hand basin. Continuing through the to a spacious inner hallway which provides access to the remaining ground floor accommodation, and has an open staircase which leads up to the first floor. Double doors lead into a generous lounge with dual aspect windows and cast iron log burning stove. The lounge is open plan to a good sized dining room which again enjoys dual aspect windows, and also benefits from a serving hatch from the kitchen. Accessed from the inner hallway, the spacious kitchen is well equipped with a good range of base, wall and drawer units with complementary work surfaces which incorporate a 1 and 1/2 bowl sink with mixer tap and drainer. Integrated appliances include a dishwasher, fridge and freezer, and there is plumbing for a washing machine. The focal point is the gas range cooker with seven burner hob, twin ovens, a grill, and a plate warmer with an extractor hood above. With tiled splashbacks, under unit lighting and a useful walk-in pantry.

To the first floor, a spacious landing has a useful linen cupboard and an open staircase to the second floor. A good sized principal bedroom is positioned to the front of the property 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 cubicle. With tiled floor, part tiled walls and a touch sensitive, demisting mirror. Set to the rear, a second double bedroom benefits from a good range of fitted wardrobes and views towards the countryside. The adjacent third bedroom is currently utilised as an office. A generous family bathroom features a white, three piece, square cut suite comprising of: WC, wash hand basin, and bath with an electric shower unit over. With part tiled walls, a tiled floor and a touch sensitive demisting mirror.

The second floor landing enjoys a useful fitted cupboard and gives access to the two attic/occasional rooms, the larger of which benefits from both a window to the gable and a Velux, and the sloping ceiling with exposed beams adds that touch of character. The second room would be ideal as a study, with exposed beams and a Velux window to the ceiling. A small door gives access to a useful eaves storage area.

Externally, the property is accessed via an electric gated entranceway with a driveway which leads round to the detached, stone built double garage with twin up and over doors, light and power. Behind the garage is a wood store. provides ample parking. There are two parking spaces in front of the garage and ample additional parking off the driveway. There is a good sized patio and, accessed via a gate and a few steps down, are the enclosed, private and generous gardens which are predominantly laid to lawn with paved and pebbled areas, fruit trees, matures shrubs, and a small pond.



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

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