



## 5 Woodthorpe, Denholme, Bradford, BD13 4NN

£289,950

- Immaculate Stone-Built Detached Home
- Neutral Décor & Low-Maintenance Flooring
- Private Rear South Facing Garden with Decking & Lawn on a larger than average plot
- Situated in quiet cul-de-sac
- Spacious Open-Plan Living/Dining Area
- Four Well-Sized Bedrooms
- Close to Rural Walks, Amenities & Good Schools
- Modern High Gloss Kitchen with Utility Room & WC
- Master Bedroom with En-Suite Shower/Dressing area
- Great Transport Links & Easy Motorway Access



# 5 Woodthorpe, Bradford BD13 4NN

Stylish and Immaculately Maintained Stone-Built Detached Family Home.

This beautifully presented, stone-built detached property on a larger than average plot offers the ideal family home, meticulously maintained by the current owners over the years. Now ready for its new owners, this four-bedroom property combines comfort, style, and practicality.



Council Tax Band: D



## KEY FEATURES:

### Approach & Parking:

The property is approached via a stone path, with a driveway that can accommodate two vehicles, leading to the integral garage. Additional on-street parking is available right outside. To the front, there's a small lawn area with tasteful planting of established trees offering a degree of privacy.

### Ground Floor:

As you enter the property, you are greeted by an offset hallway leading to the spacious open-plan living and dining area. Dual aspect windows fill this space with natural light, from the front window to the back French doors. The modern kitchen is accessible from the dining area, with an adjoining utility room and a convenient downstairs WC and side door leading to the side access and rear garden. The entire ground floor is finished with easy-to-maintain wood laminate flooring and decorated in a neutral, light palette.

### First Floor:

Upstairs, the hallway landing includes a useful storage cupboard. There are four well-proportioned bedrooms. The master bedroom is located at the front of the property and features a stylish, immaculate en-suite shower room, with adjacent dressing area with built in wardrobes, as well as space for freestanding storage and a charming arched nook, perfect for decorative displays. The second bedroom, also to the front and repeats the arched nook feature. The third bedroom includes built in wardrobes and the fourth bedroom, overlook the rear garden and can double as a home office. The immaculate family bathroom completes the upstairs accommodation.

### Outside Space:

Access to the rear, south facing garden is via both a side passageway from the utility room and the French doors from the dining room. The garden features a decked area, adjacent to a well-maintained lawn. A set of steps leads down to a

lower area that is home to several established trees, which, in full foliage, provide a high level of privacy. The fenced boundaries on both sides further enhance this private outdoor space.

This property comes with 18 Solar panels on the roof, this is perfect for cost saving and energy efficiency.

### Location:

Situated in a prime location, this property offers stunning rural walks right on the doorstep, an adjacent recreational children's playground as well as being close to local amenities, excellent schools, and public transport links. With easy access by car to the motorway network, this home offers the perfect balance of peaceful surroundings and convenient connectivity.

This well-maintained property is ready for you to move in and make it your own. With a few personal touches, it is sure to become a fantastic family home. Don't miss out on the opportunity to make this stunning property yours.

### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.









