



2 Copperas Corner

Denholme, Bradford, BD13 4FT

A brand new five-bedroom detached home offering contemporary luxury, flexible family living, and the opportunity to personalise the finishes



Charnock Bates

The Country, Period & Fine Home Specialist



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2 Cooperas Corner
Denholme
Bradford
BD13 4FT

Guide price: £595,000

At a glance

- Brand new five-bedroom detached home extending to approximately 2,000 sq ft
- Exclusive development with electric entrance gates to be installed
- Opportunity to personalise selected interior finishes and garden design
- Spacious open-plan kitchen diner with sliding and bi-fold doors
- Option for premium kitchen upgrades including range cooker, boiling water tap, and pop-up sockets
- Five versatile bedrooms arranged over three floors
- Impressive principal suite with luxurious ensuite bathroom
- Integral single garage and utility room
- Bright dual-aspect lounge with large picture windows
- Well positioned for commuting, countryside walks, and village amenities

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A brand new five-bedroom detached home offering contemporary luxury, flexible family living, and the opportunity to personalise the finishes



Occupying an exclusive position within a small development, 2 Copperas Corner is an exceptional newly built detached home extending to approximately 2,000 square feet.

Designed with modern family life in mind, the property combines light-filled interiors, high-quality finishes, and generously proportioned accommodation across three floors.

A rare advantage of purchasing at this stage is the opportunity to influence elements of the interior specification and garden design, allowing buyers to create a home tailored to their own tastes and lifestyle.

The development will also benefit from electric entrance gates, to be installed by the developer upon completion, with the cost shared between the owners of the four/five homes, creating an attractive and secure entrance.



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Ground floor

A welcoming entrance hall introduces the home, where a staircase rises to the first floor and a useful cloakroom/WC provides everyday practicality.

LOUNGE

The dual-aspect lounge is flooded with natural light thanks to large picture windows, creating a wonderfully bright and relaxing space for family life or entertaining.

KITCHEN DINER

Designed for modern living, the open-plan kitchen diner features both sliding doors and bi-fold doors opening directly onto the garden, allowing the indoors and outdoors to flow effortlessly together during the warmer months. Whether hosting summer barbecues, family celebrations, or simply enjoying everyday dining, the layout has been designed around sociable living.

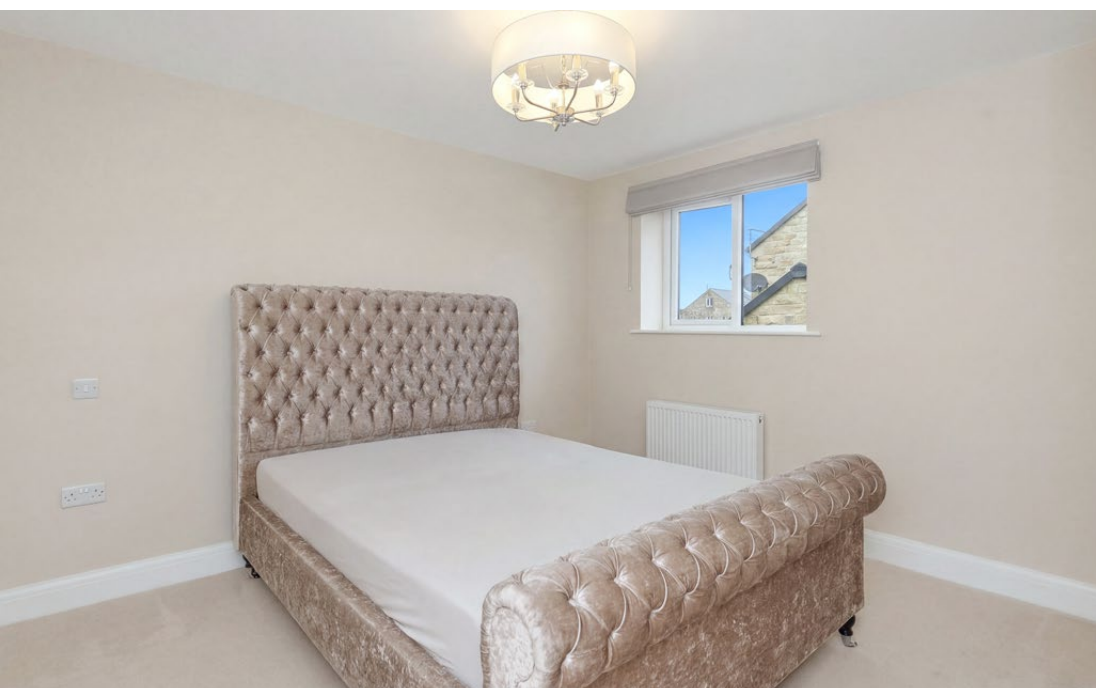
Extensive wall, drawer and base units offer ample storage, while a range of premium upgrades are available to enhance both practicality and style. Integrated appliances can be agreed with the developer, and may include a full-height fridge, dishwasher, upgraded range cooker, instant boiling water tap, extractor hood, and convenient pop-up power sockets.

UTILITY

Leading from the kitchen, the utility room provides additional storage, further wall and base units, a sink, space and plumbing for laundry appliances, a useful walk-in cupboard, and internal access to the integral garage.







First floor

The first floor offers exceptionally flexible accommodation, ideally suited to growing families or those working from home.

TWO DOUBLE BEDROOMS & AN ENSUITE

There are two generous double bedrooms, one of which benefits from a stylish ensuite featuring a rainfall shower, vanity unit, heated towel rail, and contemporary fittings.

TWO SMALL DOUBLE/LARGE SINGLE BEDROOMS

Two additional bedrooms offer excellent flexibility as children's rooms, guest accommodation, or workspace areas.

FAMILY BATHROOM

The family bathroom is beautifully finished with a bath, separate rainfall shower, vanity unit and heated towel rail, providing an ideal space for busy family life.

OFFICE

An office provides a perfect work-from-home space.





Second floor

PRINCIPAL SUITE

Occupying the entire upper floor, the principal suite offers a luxurious private retreat.

The spacious bedroom enjoys an abundance of natural light from large Velux roof windows, while thoughtfully designed alcoves provide ideal spaces for wardrobes or additional furniture.

ENSUITE

The adjoining ensuite bathroom offers a true spa-like sanctuary. A bath (can be upgraded to freestanding) provides the opportunity to soak and relax, complemented by a separate rainfall shower, twin vanity basins, illuminated mirror, heated towel rail, and rooflight above, creating a wonderfully bright and elegant space.

Externals

The property enjoys private gardens, with purchasers currently able to influence aspects of the landscaping and external design to suit their preferences.

An integral single garage provides secure parking and storage, while the driveway offers additional off-road parking.

The development will be accessed through electric entrance gates upon completion, enhancing both privacy and security.



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Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Natural stone, with a slate roof
PARKING	Garage and driveway
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBC
EPC RATING	TBC (likely B)
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating
BROADBAND	Quickline (supplier can't be changed)
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

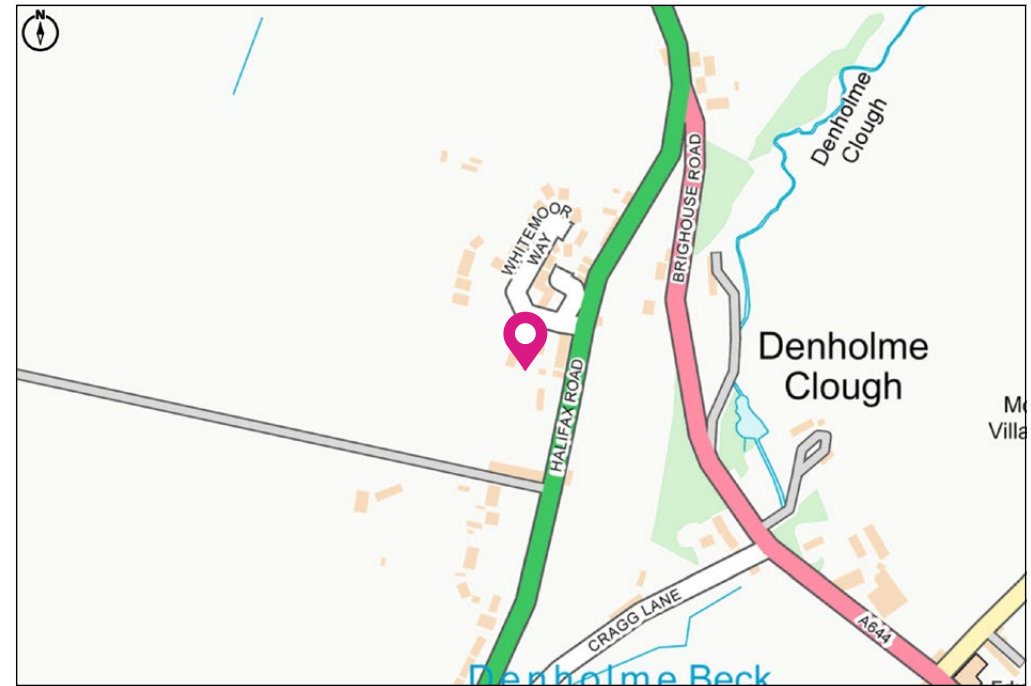
Location

Copperas Corner occupies a convenient position on the edge of Denholme, a popular village surrounded by beautiful West Yorkshire countryside. The village offers a range of everyday amenities including shops, cafés, schools and healthcare facilities, while nearby Halifax, Keighley and Bradford provide an excellent choice of larger retail, leisure, and transport links.

The surrounding moorland and walking routes offer endless opportunities for outdoor recreation, while commuters benefit from straightforward access to Leeds, Bradford, and the wider region.

Combining the peace of a semi-rural setting with excellent everyday convenience, 2 Copperas Corner offers an outstanding opportunity to acquire a substantial new home finished to an exceptional standard, with the added benefit of making it uniquely your own.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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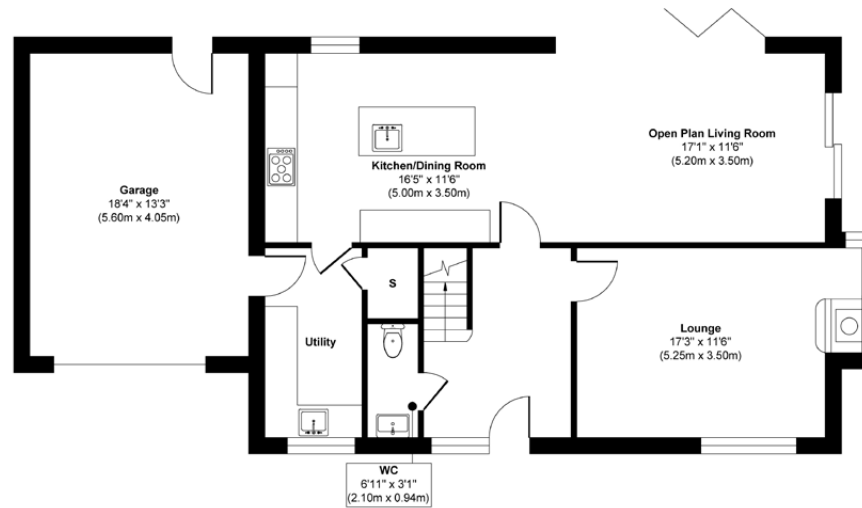
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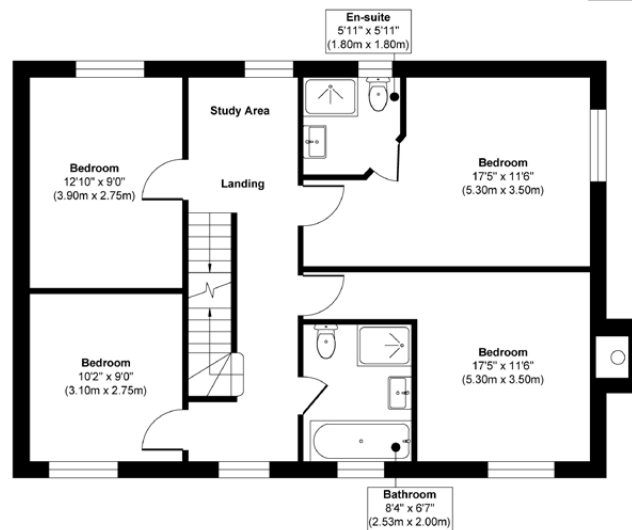


Floor plans

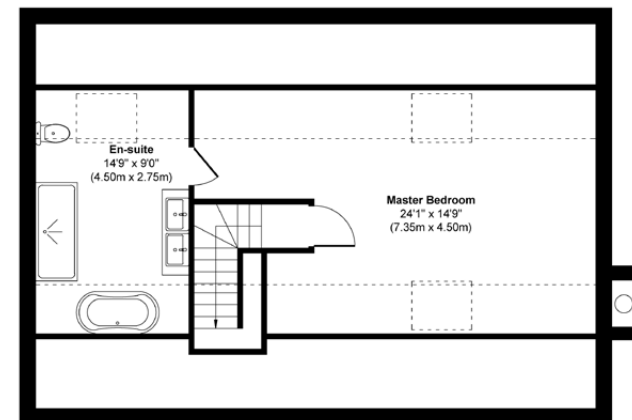
Ground floor



First floor



Second floor



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Total approximate floor area:
2,364 sqft (219.75m²)
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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