



**2 Hollin Hall Farm Long Causeway, Denholme Bradford BD13  
4DX**

*welcome to*

## **2 Hollin Hall Farm Long Causeway, Denholme Bradford**

A well-presented three-storey home in Denholme offering a spacious living room, modern dining kitchen, three bedrooms, a family bathroom, and an impressive loft room. Complete with a detached garage, this property provides versatile living space in a popular residential location



A beautifully arranged family home situated in the heart of Denholme, offering spacious accommodation across three floors plus a separate garage.

The ground floor welcomes you with a bright entrance hall leading into a generously sized living room, featuring a large front window that fills the space with natural light. To the rear, an attractive kitchen spans the width of the property and provides ample room for dining, cooking, and entertaining, with direct access out to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms along with a family bathroom. The layout is ideal for families or those needing flexible space for guests, home working, or hobbies.

The second floor hosts a superb loft room, an impressive additional space that can serve as a bedroom, home office, studio, or relaxation retreat, depending on your needs.

Beyond the main garden area, there is further space to the rear offering excellent potential for additional garden development or outdoor use.

Completing the property is a detached garage, perfect for storage, parking, or workshop use.

Located in a popular residential area of Denholme, this home offers a blend of comfort, practicality, and versatility, making it an excellent choice for a range of buyers.

### **Living Room**

19' 7" x 11' 6" ( 5.97m x 3.51m )

### **Kitchen**

15' 3" x 13' 6" ( 4.65m x 4.11m )

### **Utility Cupboard**

6' 7" x 3' 3" ( 2.01m x 0.99m )

### **Ground Floor Hall**

### **Bedroom 1**

14' 1" x 10' 2" ( 4.29m x 3.10m )

### **Bedroom 2**

14' 1" x 7' 1" ( 4.29m x 2.16m )

### **Bedroom 3**

10' 1" x 6' 11" ( 3.07m x 2.11m )

### **Bathroom**

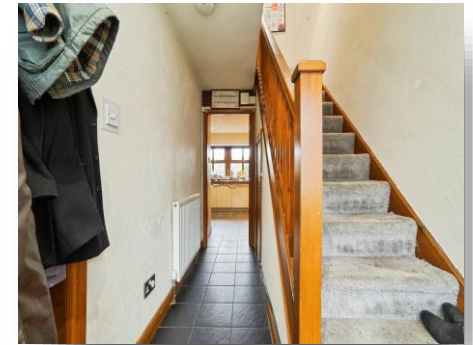
11' 11" x 8' 10" ( 3.63m x 2.69m )

### **Loft**

14' 4" x 12' 5" ( 4.37m x 3.78m )

### **Garage**

18' 3" x 8' 10" ( 5.56m x 2.69m )



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## 2 Hollin Hall Farm Long Causeway, Denholme Bradford

- Spacious three-storey family home
- Bright and generous living room
- Modern, well-designed dining kitchen
- Three bedrooms on the first floor
- Versatile loft room on the top floor

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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