



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Blueprints (2022)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.  
**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Brambleside Crescent, BD13

Offers Over £240,000

Four Bedroom Semi-Detached

EPC Rating: B

**Martin & Co Keighley**  
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**Brambleside Crescent  
BD13**

**Key features:**

- BRAND NEW BUILD
- Four Bedroom Semi-Detached
- 10 Year Build Zone Warranty
- UPVC Double Glazed Windows
- NO STAMP DUTY TO PAY
- Perfect Family Home
- Superb Village Location
- Fully Integrated Kitchen



**Why you'll like it**

**\*STUNNING BRAND NEW FAMILY HOME\*** Four Bedroom semi-detached family home located in the popular village location of Denholme. Benefitting from; Gas Central Heating, Driveway & a modern finish throughout. Viewing is essential!

This Stunning Family Home briefly comprises; Large entrance hall with composite front door and access to the downstairs WC. Spacious lounge with large window to the front providing ample natural light. An excellent dining kitchen, integrated appliances to include tall fridge freezer, washer dryer, dishwasher, electric oven and induction hob. French doors leading to the rear garden

To The First Floor;

Three excellent sized bedrooms and house bathroom comprising; Bath with shower above, wash hand basin with vanity unit, fully tiled floors and around the bath.

To The Second Floor; Incredible large master bedroom with UPVC window to the front, double glazed Velux window providing ample natural light and under eaves storage. An en-suite shower room comprising; WC, wash hand basin with vanity unit, shower cubicle, heated towel rail.

To The Outside; Excellent off-street parking for two cars and paved patios to the rear & turfed lawn

**LOCATION** The property is delightfully situated on the edge of the popular village of Denholme also in close proximity to the villages of Thornton and Queensbury all of which are well served by good local shops, amenities, recreational areas well respected primary schools . The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

**ENTRANCE HALL**

**LOUNGE** 10' 2" x 13' 11" (3.1m x 4.25m)

**KITCHEN/DINER** 17' 0" x 13' 1" (5.2m x 4m)

**BEDROOM TWO** 9' 6" x 12' 3" (2.9m x 3.75m)

**BEDROOM THREE** 10' 2" x 8' 6" (3.1m x 2.6m)

**BEDROOM FOUR** 7' 2" x 8' 10" (2.2m x 2.7m)

**BATHROOM** 6' 10" x 5' 10" (2.1m x 1.8m)

**BEDROOM ONE** 17' 0" x 19' 0" (5.2m x 5.8m)

**ENSUITE**



**Energy Efficiency Rating**

