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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.



Denholme House Farm Drive, Deholme, BD13

£335,000

Four Bedroom End Terrace

EPC Rating: C

Martin & Co Keighley
 4 North Street • • Keighley • BD21 3SE
 T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Denholme House Farm Drive
Bradford
BD13

Key features:

- Four Bedroom End Terrace
- NO CHAIN
- Private Gated Development
- Spacious Throughout
- Gardens Front & Rear
- Ample Storage
- Perfect Family Home
- Well Presented Throughout



Why you'll like it

Exciting opportunity to purchase this deceptively spacious Four Bedroom End Terrace located on the outskirts of Denholme within the Denholme House Farm Drive, a semi-rural setting, enjoys views and has pleasant gardens. Viewing is essential!

Denholme is a quaint town situated in a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park which is located nearby incorporates a reservoir and a nature reserve, popular with walkers and outdoor enthusiasts. The area is convenient for a variety of local shops, public houses and restaurants within the vicinity including the popular Moorlands Inn only a short distance away

Tenure Leasehold - We have been informed by the vendor there are no service charges payable. We would advise you seek confirmation of these charges through your legal representatives.

Services - We understand that the property benefits from all mains services.

HALL Large hall space with ample storage for shoes and coats, wooden flooring and staircase to the first floor

LOUNGE 15' 10" x 18' 4" (4.85m x 5.6m) Large lounge with feature exposed brickwork and wooden beams, carpet flooring and window and door to the rear garden

KITCHEN 10' 5" x 18' 4" (3.2m x 5.6m) Large kitchen with ample wall and base units, tiled flooring, spotlights and window to the front

WC

BEDROOM ONE 15' 8" x 17' 4" (4.8m x 5.3m) Large double bedroom with carpet flooring and window to the front

BEDROOM TWO 15' 8" x 18' 4" (4.8m x 5.6m) Large double bedroom with carpet flooring and window to the rear

ENSUITE Comprising; WC, hand wash basin and walk in shower cubicle

BATHROOM Modern family bathroom comprising; WC, hand wash basin and Jacuzzi style bath

BEDROOM THREE 15' 10" x 18' 0" (4.85m x 5.5m) Third large double bedroom with carpet flooring and Velux window providing natural light

ENSUITE Comprising; WC, hand wash basin and shower cubicle

BEDROOM FOUR 15' 10" x 12' 1" (4.85m x 3.7m) Fourth large double bedroom with storage cupboards, carpet flooring and window providing natural light

TO THE OUTSIDE To the front is a large garden laid mainly to lawn with dry stone wall boundaries. To the rear there is a garden laid mainly to lawn and stone wall boundaries

