

01756 795621
www.david-hill.co.uk

DAVID HILL



106 Brighouse & Denholme Road, Denholme, BD13 4HF

A deceptively spacious cottage with impressive rural views providing comfortable four bedroom family accommodation with front garden, patio and a very useful separate detached garage/workshop with drive and private parking.

Convenient location between Denholme and Queensbury just 6 miles from Bradford City centre.

Guide Price £199,500
(NO FORWARD CHAIN)

106 Brighouse & Denholme Road, Denholme, BD13 4HF

• Queensbury 2 miles • Halifax 4.9 miles • Bradford 6 miles • Huddersfield 12 miles • Skipton 17.4 miles

Location

106 Brighouse & Denholme Road lies approximately 2 miles north west of Queensbury and 1.7 miles west of Thornton. Both villages provide basic amenities including primary schooling, shops, pubs and eateries with Queensbury having in addition a Tesco superstore and a golf course. A comprehensive range of services can be found in the nearby town of Halifax and city of Bradford.

Description

106 Brighouse & Denholme Road sits roadside enjoying pleasant countryside views to the front and rear and includes a very useful separate detached garage/workshop with private drive providing off-road parking.

The house which benefits from gas central heating and uPVC double glazing throughout, provides generous family accommodation on two floors as follows.

The cottage is entered via a glazed porch with tiled floor into an entrance hall with staircase leading to the first floor. A spacious kitchen and dining area incorporates a range of wood fronted base and wall units, laminate work surfaces with 1½ bowl stainless steel sink and drainer, tiled splash and laminate floor. Electric oven and four-ring hob with overhead extractor fan and plumbing for a washing machine. Multi-fuel fireplace sits at the end of the room with a large window to the front of the property providing ample natural light. To the other side of the hall is a generously sized living room with a multifuel stove set in an impressive stone fireplace. A feature stained glass window and beams add further character. There are two useful cellars under each side of the house.

The first floor landing gives access to a house bathroom and four bedrooms. Bedroom 1 is a generous room with large double-glazed window with impressive semi-rural landscape views. Bedroom 2 is a double bedroom at the rear of the property with Bedrooms 3 & 4 being single bedrooms at the front. The well appointed bathroom comprises of bath with electric shower over, w.c., pedestal wash basin with useful built in cupboard storage.

Outside, the property benefits from a manageable front garden incorporating a flagged patio seating area to one side with enjoyable rural views across the valley. Separate to the house is a very well built detached garage/workshop with a drive providing private off road parking.

Services

We understand the property is connected to mains water, septic tank drainage, mains electricity and mains gas.

Energy Rating

D 60

Tenure

Freehold.

Council Tax

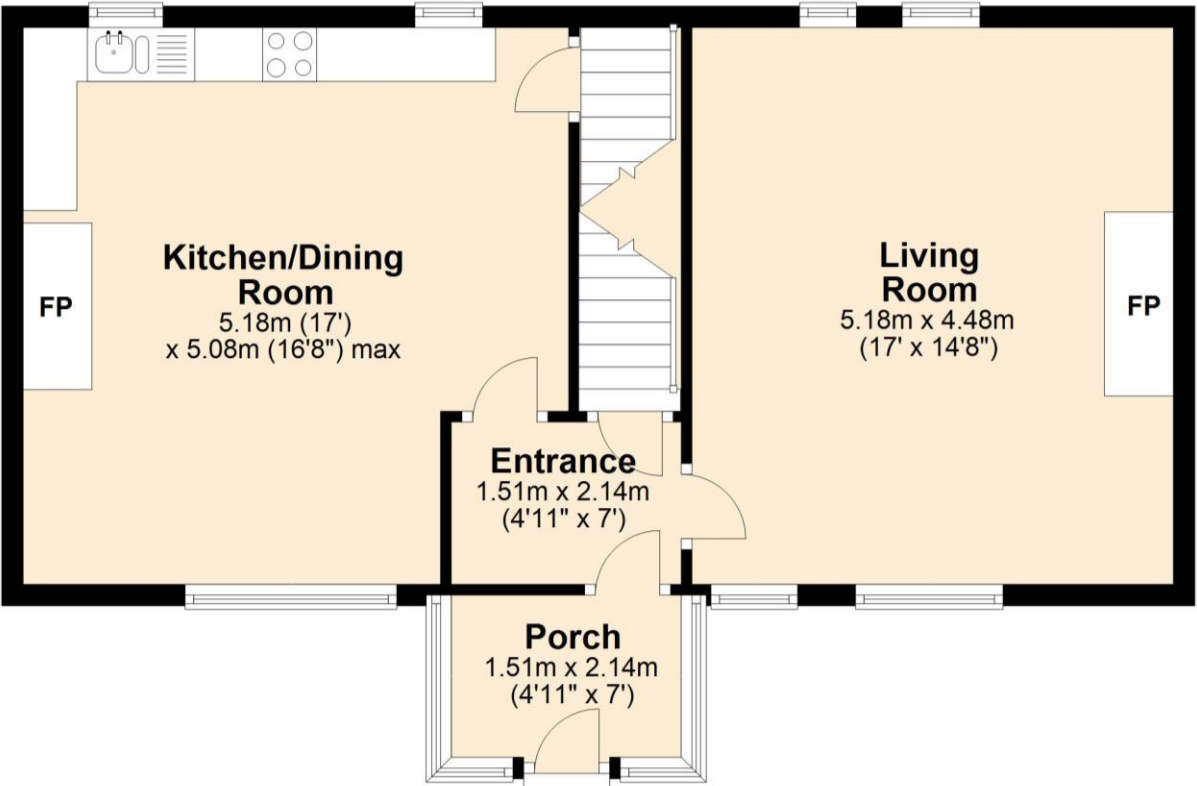
Band C (Bradford Metropolitan Council)

Directions

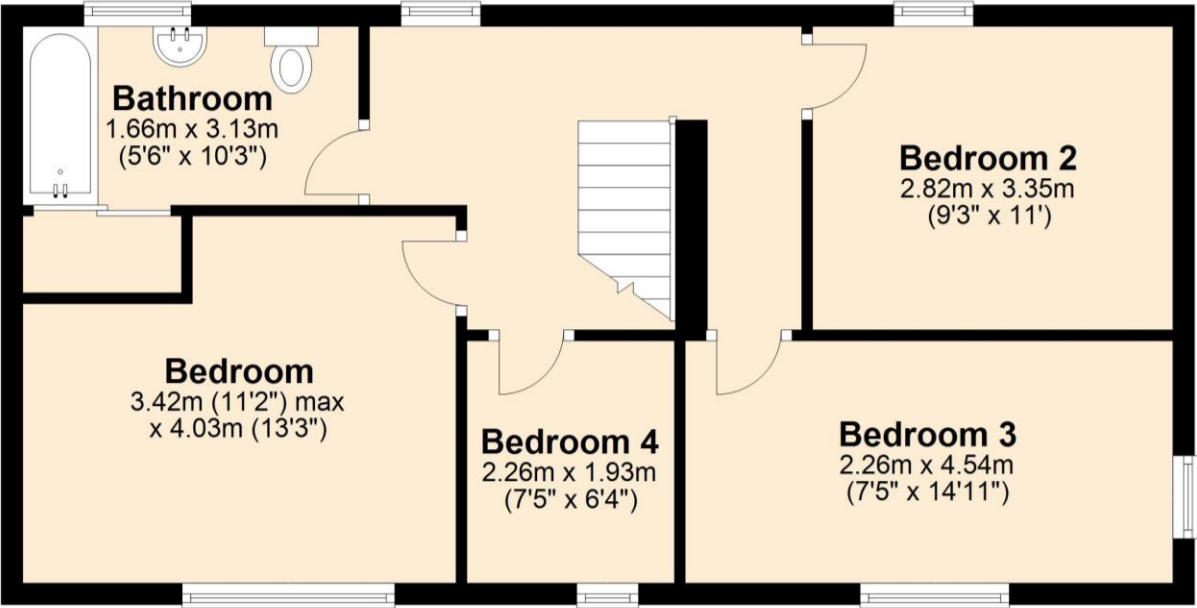
From the traffic lights in Queensbury head north west on Albert Road (A644 Brighouse and Denholme Road) passing through Mountain. On reaching Robertshaw's Farm Shop continue for a further 150 meters where the property can be found on the left. David Hill for sale signs have been erected.

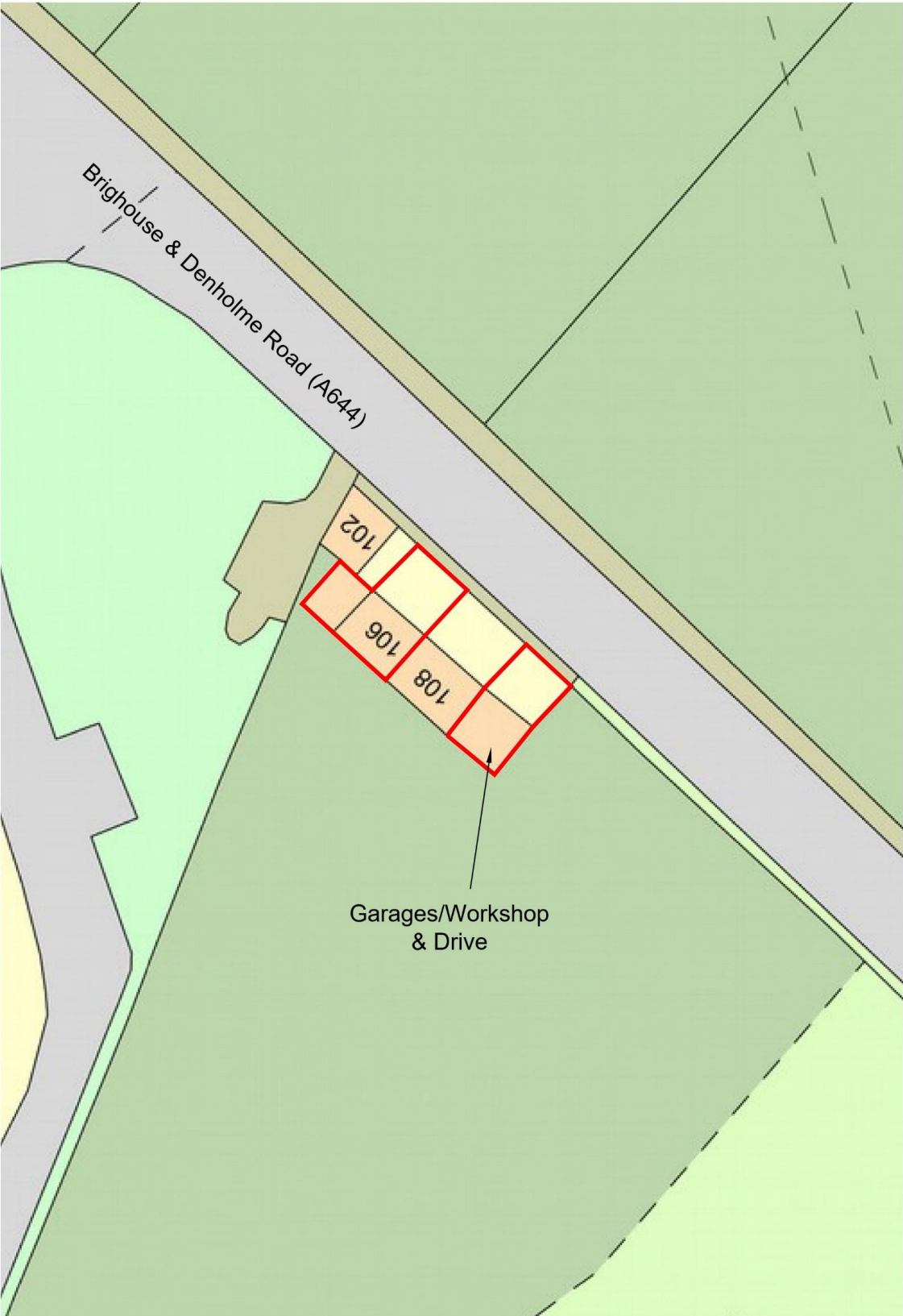


Ground Floor



First Floor





The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.