DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



47 Ogden Crescent, Denholme, Bradford, BD13 4LD

Delightfully situated within a prestigious residential location is a beautifully presented three / four-bedroom detached bungalow enjoying quality family living accommodation standing in superb gardens, driveway and parking situated within an exclusive residential location of similar high calibre properties.

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47 Ogden Crescent, Denholme, BD13 4LD

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £450,000

Accommodation

- Detached bungalow
- Prestigious residential location
- Three / Four Bedrooms
- Beautifully presented
- Flexible and versatile living accommodation
- Two large Conservatory's
- Superb Gardens with lovely aspect
- Driveway and parking for several vehicles



General Remarks

Delightfully situated within a most prestigious residential location is a beautifully presented and well established three / four-bedroom detached bungalow offering attractive living accommodation planned at ground floor level. The property offers versatile and flexible family living accommodation and only an internal inspection will reveal the elegance of this fine home. The property includes quality kitchen, bathroom and en suite facilities together with gas heating, predominantly UPVC sealed unit double glazing and fitted alarm system. The property also offers further potential to create further accommodation subject to planning permission.

The accommodation comprises reception hall, spacious lounge with open plan dining area, arch to conservatory, dining kitchen, Bedroom four / snug giving access to large conservatory, Master bedroom with en suite shower room, two further bedrooms and house bathroom.

Outside the property is approached via a private access with large driveway, parking for several cars and is complimented by a superb plot. Beautifully presented gardens to three side including lawns, flower beds, trees, shrubs, stone paved gardens enjoying a fine aspect, BBQ and sitting areas.

The property is delightfully situated in the popular village of Denholme also in close proximity to the villages of Oxenhope and Cullingworth 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.




NAUGHTY CORNER


HAPPINESS







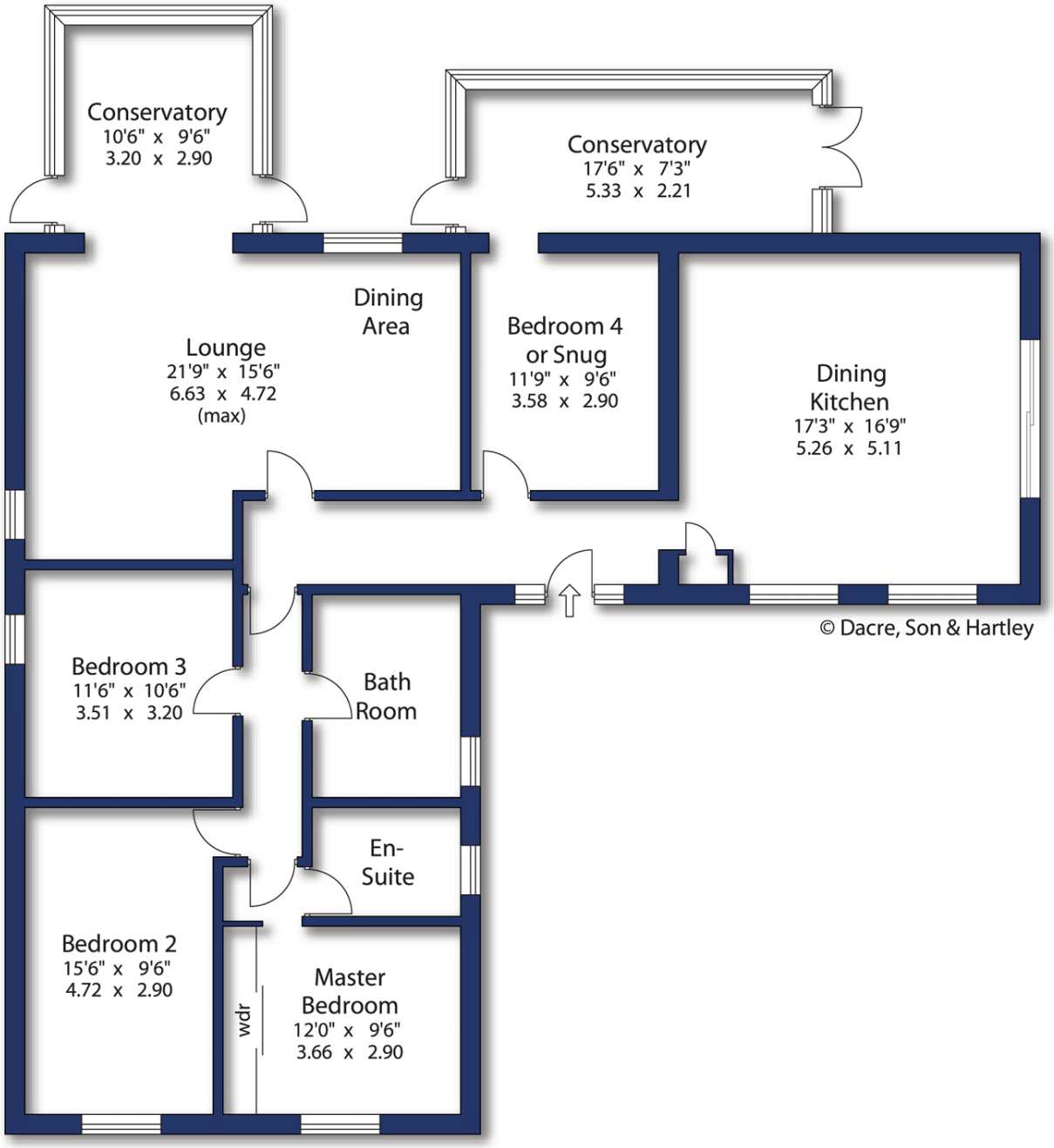








Floorplans


Conservatory
10'6" x 9'6"
3.20 x 2.90
Conservatory
17'6" x 7'3"
5.33 x 2.21
Dining
Area
Lounge
21'9" x 15'6"
6.63 x 4.72
(max)
Bedroom 4
or Snug
11'9" x 9'6"
3.58 x 2.90
Dining
Kitchen
17'3" x 16'9"
5.26 x 5.11
© Dacre, Son & Hartley
Bedroom 3
11'6" x 10'6"
3.51 x 3.20
Bath
Room
En-
Suite
Bedroom 2
15'6" x 9'6"
4.72 x 2.90
wdr
Master
Bedroom
12'0" x 9'6"
3.66 x 2.90



Directions

Approaching Denholme from the Bingley and Cullingworth direction continue along the A629 Keighley Road towards the village of Denholme passing Manywells Court. Continue along Keighley Road turning right into Ogden Lane and first left into Ogden crescent bearing right and continue to the end of the cul de sac. The property is down a small private driveway on the right hand side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold, mains services, parking and drive

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

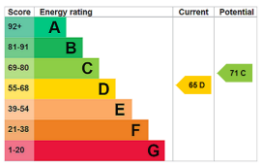
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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