



11 Seven Acres, Denholme, BD13 4NF

A delightful three-bedroom detached family home which boasts a desirable village setting, generous garden plot and attractive fittings & decor. Making a fantastic purchase for a wide variety of buyers an early viewing is strongly encouraged to avoid any disappointment.

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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £274,950

Key Features

- Superb detached family home
- Offering three good-sized bedrooms
- Attractive decor & fittings
- Generous garden plot
- Driveway parking & single garage
- Lovley far-reaching views
- Desirable village location

General Remarks

Set within a very desirable residential development within the popular village of Denholme is this wonderful three-bedroom detached family home which boasts stylish, flexible living accommodation. This much-loved property enjoys superb views along with private low maintenance gardens and would make a wonderful home for a wide variety of buyers.

The spacious living accommodation briefly comprises, entrance hallway with cloak room w/c and integral garage access. Attractive fitted kitchen, spacious lounge with dining area and patio terrace access.

To the first floor there is a lovely en-suite master bedroom, to further good-sized bedrooms along with a well-presented house bathroom.

Externally the property boasts a generous corner plot with lovely lawn gardens to the front either side of the driveway. The driveway itself leads to a single garage with both power and lighting.



At the rear there is a delightful, raised patio terrace in which the fantastic views can be fully appreciated. Steps lead to a lower garden section which offers privacy and a great space for family activities.

The property is delightfully situated within the popular village of Denholme. The location enjoys outstanding views of the surrounding landscape whilst being on the doorstep to a host of local amenities. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Leeds, Bradford, Halifax, Keighley and Bingley.







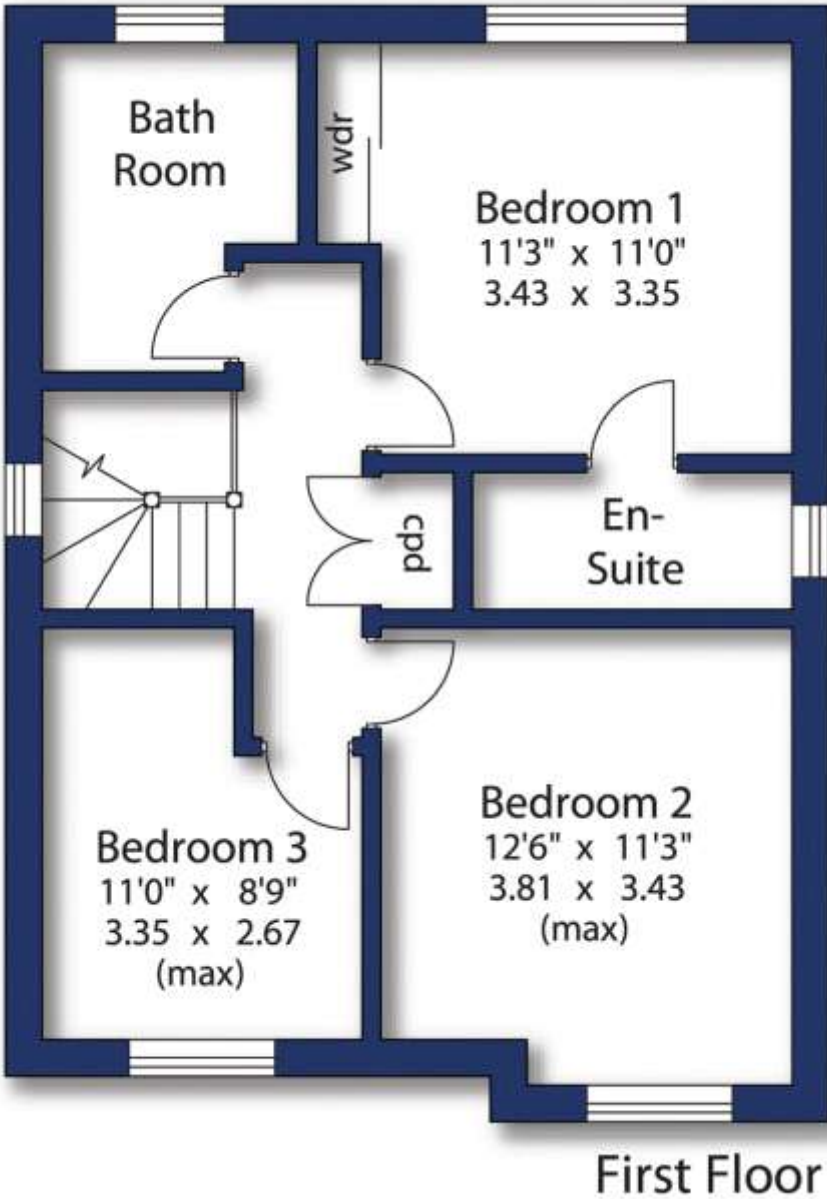
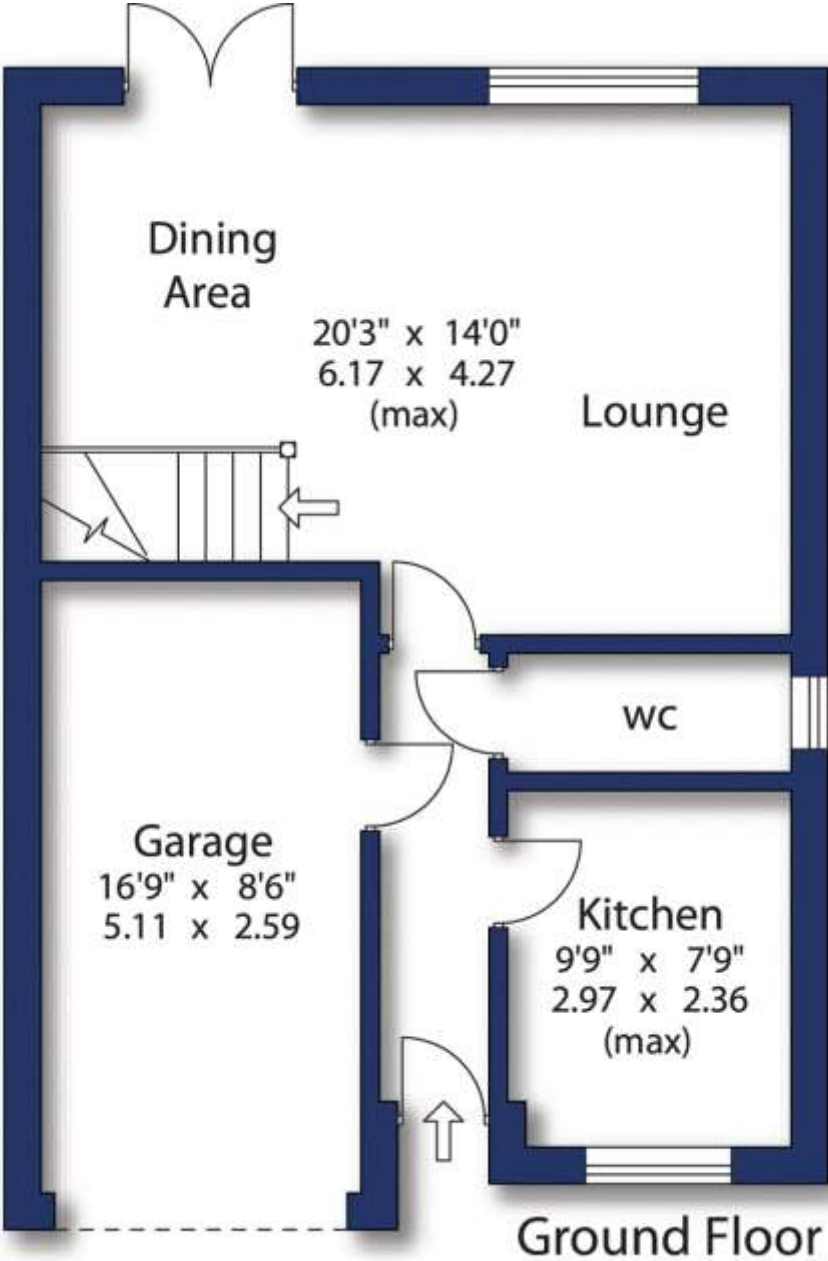






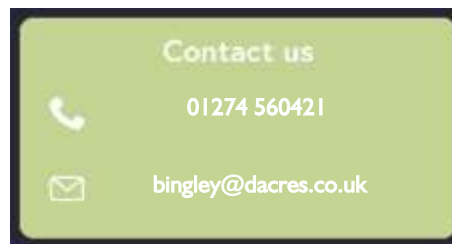
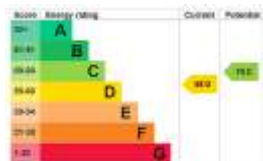


Floorplans





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Directions

Approaching Denholme from the Keighley and Bingley direction proceed along the Main Road through the centre of the village. Seven Acres will then be found on the right-hand side, and the property can be found immediately after the first bend on the left hand side.

What3Words lyricist.vacancies.canines

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Single Garage

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](https://www.gov.uk/government/organisations/department-for-environment-food-and-rural-affairs/publications/check-for-flooding-in-england)

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 £34.20 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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