



4 The Drive, Denholme, BD13 4DY

A truly stunning period home which has been lovingly modernised by the current owners to create a fabulous, stylish contemporary home whilst retaining many original characterful features. Boasting a wonderful semi-rural setting, a picturesque courtyard frontage, and gorgeous fittings and decor throughout, this magnificent home will certainly appeal to the more discerning of buyers looking for an exceptional one-off residence.

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4 The Drive, Denholme, BD13 4DY

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

Guide Price: £425,000

Key Features

- Gorgeous period property
- boasting an enviable semi-rural setting
- Private residence courtyard with parking & garage
- Featuring three generous double bedrooms
- A beautiful family lounge and dining kitchen
- Stylish fittings and decor
- A fabulous low maintenance rear garden
- Enjoying outstanding rural countryside views
- On the doorstep to an host of village amenities

General Remarks

A gorgeous period property which is located within an enviable rural back drop and a quaint courtyard setting. This much-loved home features wonderful floor to ceiling height throughout, and enjoys a delightful blend of characterful features with complementary contemporary interior styling. Featuring three good sized bedrooms, a versatile home gym and a lovely private low maintenance garden, this beautiful home will undoubtedly appeal to a variety of buyers, and so an early viewing is strongly encouraged to avoid any disappointment.

The spacious living accommodation briefly comprises, entrance hallway, gorgeous spacious lounge with generous floor to ceiling height, feature oak beams, and a beautiful log burner. There is a stunning contemporary living dining kitchen which boasts beautiful wall and base units, complementary work surfaces and a host of top of the range integral appliances. At the rear of the property a beautiful garden room can be found which boasts fine garden aspect views and also enjoys under floor heating.

To the lower ground floor, a superb home gym/ utility room can be found which offers stylish fitted storage units along with a modern shower room.



Stairs to the first floor, lead to a superb en-suite master bedroom, with fitted wardrobes. There are two additional double bedrooms which both enjoy fine front and rear aspect views. There is also a contemporary house bathroom. The first-floor accommodation also offers the same spacious floor to ceiling height which is experienced on the ground floor.

Externally the property boasts a designated parking space within the front courtyard and a further space in front of the single garage.

The property enjoys a pretty frontage with colourful shrubs and leafy hedgerow which offer privacy to a delightful patio seating area.

At the rear there is a fantastic split-level low maintenance garden which makes for a wonderful relaxation and entertaining space. There is a designated hot tub and BBQ area along with access to two useful stone-built garden storerooms.

The property is situated in a semi-rural location on the outskirts of the village of Denholme. Denholme Village offers a range of amenities and is situated between the neighbouring towns of Halifax and Bingley. Bingley offers its residents an array of first-class amenities which include local shops bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area.







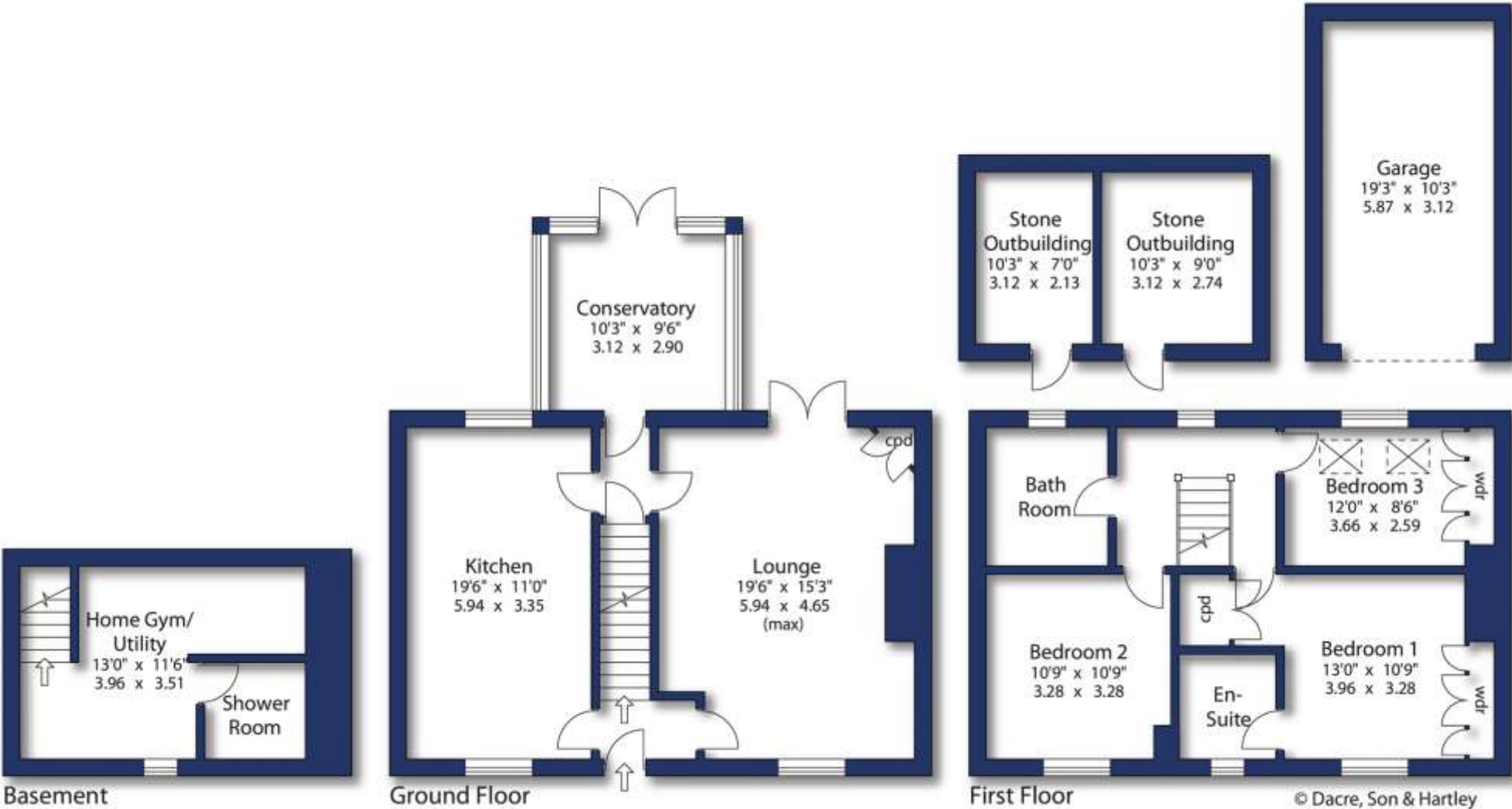






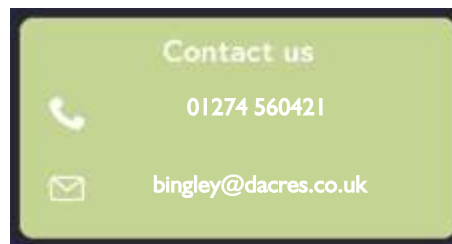
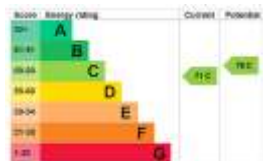


Floorplans





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Directions

Approaching Denholme from the Cullingworth direction continue along the A6529 Keighley Road into the village of Denholme. Continue through the village passing the Coop on the left-hand side and all the way to the end of the village. Turn right onto Long Causeway continue along Long Causeway and you will see a gated entrance on the right hand side where the for sale board will be seen, once through the gate continue along the lane which veers to the left, and continue in a straight direction until you approach the courtyard for the houses and the property can be easily found on the right hand side.

What3Words dolly.silence.preparing

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/Electric/ Water/ Drainage
- Private Residents Parking & 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/check-flood-risks)

Agent's Notes

We have been informed that there is a residents management charge of approx. £300 p.a. which covers exterior court yard lighting, and maintenance of the electric gates.

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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