



Bleak House, Lane Side, Queensbury, Bradford, BD13 1NE

An outstanding stone-built period home offering beautifully presented family living accommodation standing in superior landscaped gardens affording views over the surrounding countryside and beyond having detached garage and parking. Gardens and land extending to 0.521 Acres or 0.211 Hectares. **NO CHAIN**

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Bleak House, Lane Side, BD13 1NE

Halifax 4.5 miles, Bradford 4.8 miles, Leeds 17 miles (all distances approximate)

Price: £585,000

Accommodation

- Beautiful stone-built period home
- Superb Character features
- Four bedrooms & two reception rooms
- Located within a prestigious residential hamlet
- Superb, landscaped gardens
- Outstanding views towards the valley and beyond
- Detached garage block
- Gardens and land extending to 0.521 Acres or 0.211 Hectares.

General Remarks

Delightfully situated within an idyllic location on the edge of West Scholes is a beautifully presented stone built period home offering superb family living accommodation. The property offers versatile and flexible family living and will almost certainly appeal to the more discerning purchaser seeking a home of distinction. The property is well presented throughout with many character features associated with a period home together with a quality dining kitchen, and an ensuite shower room and ensuite bath/shower room. Other features include gas heating, UPVC sealed unit double glazing a fitted alarm system and old school style radiators. Indeed, an internal inspection is fully recommended to appreciate the versatility and elegance of this fine home. The property also offers tremendous potential to create more accommodation by way of conversion or development within the grounds subject to relevant planning permission being obtained.



The accommodation comprises reception hall, cloak with wc, dining kitchen with a range of quality fitted base and wall units with granite work surfaces, Aga, and integrated appliances, utility, Lounge with stone fireplace, family or dining room incorporating gas fire and full-length basement store cellar. First floor, landing Master bedroom with fitted wardrobes, quality en suite bath/shower room, Guest bedroom two with fitted wardrobes and en suite shower room, two further bedrooms, and study/5th bedroom.

Outside the property is complimented by an attractive plot with excellent views towards the valley and beyond. At the front of the property there is lovely area with attractive borders. Large driveway with parking leading to stone built double detached garage block with electric doors, power and lighting. Beautifully presented formal gardens at the rear enjoying a fine aspect with lawns, beds trees, shrubs and large paved and decked patio areas. Gardens and land extending to 0.521 Acres or 0.211 Hectares.







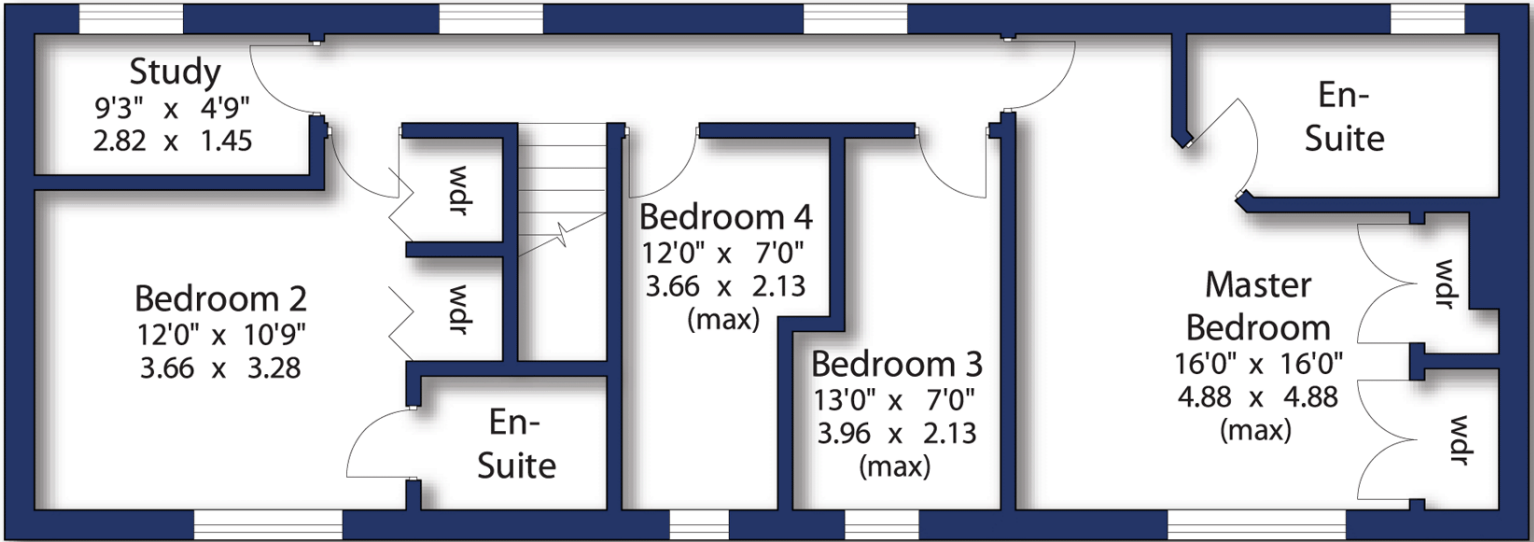




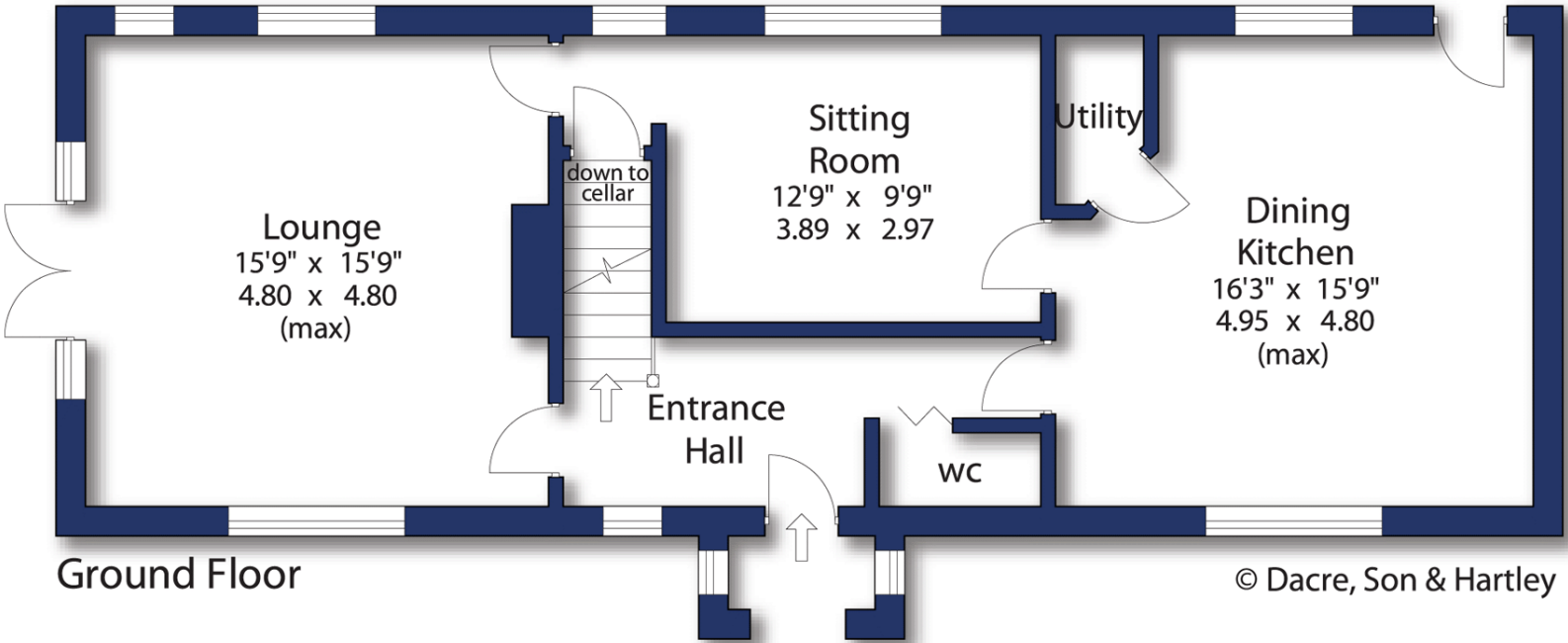




Floorplans



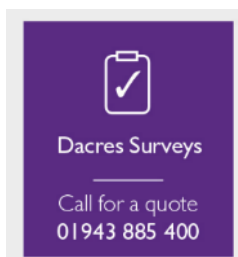
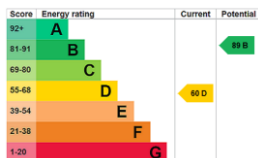
First Floor



Ground Floor



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Directions

Approaching Brighouse & Denholme Road from the Denholme direction continue up the hill passing Robertshaw's farm Shop, turn right onto Pit lane and first right onto Low Lane. The property will be seen down the hill on the left-hand side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold, Main services, gardens, garage and parking

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://check-for-flooding.in.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 £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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