



Wildfield, 111 Halifax Road, Denholme, BD13 4EU

Delightfully situated within a prestigious residential location on the edge of a popular village is a beautifully presented and unique three semi bedroom property offering deceptive and attractive living accommodation with large double garage, gardens and grounds extending to 0.44 Acres, or 0.18 Hectares

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

Guide Price: £469,950

Accommodation

- Semi-detached property
- Three bedrooms
- Flexible and versatile living accommodation
- Potential to extend subject to planning
- Popular location
- Outstanding Views
- Beautiful gardens and grounds extending to 0.44 Acres
- Large driveway and Detached garage block

General Remarks

Delightfully situated within a prestigious residential location on the edge of a popular village is a beautifully presented three-bedroom semi-detached home offering attractive living accommodation planned over two floors. The unique property has been extended to provide superb flexible family living and is in our opinion tastefully presented throughout. The property enjoys outstanding views towards the open countryside and offers potential to create further accommodation by way of extension or conversion subject to planning permission and building regulations. The property includes quality kitchen and bathroom fittings together with uPVC double and triple glazing, gas heating and CCTV and will almost certainly appeal to a wide variety of potential buyers and an internal inspection is indeed fully recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance into sun lounge, reception hall, spacious lounge, dining room, dining kitchen with range of quality base and wall units and integrated appliances, open to utility area, bedroom and quality shower room, office or dressing area having staircase leading to the first floor, two bedrooms and shower room.



Outside the property is complemented by a superb plot with outstanding views towards the valley, attractive gardens, large driveway with parking and large detached double garage 24' x 20' with power light and alarm. Beautiful gardens to the front, side and rear with lawns, flower beds and shrubs and paved patio. Gardens extending to approximately 0.44 Acres or 0.18 Hectares.

The property is situated in an elevated position the edge of Denholme Village enjoying super views towards the open countryside and the location is considered to be within daily commuting distance of many West Yorkshire business centres which include Bingley, Keighley, Bradford, Halifax and Leeds.







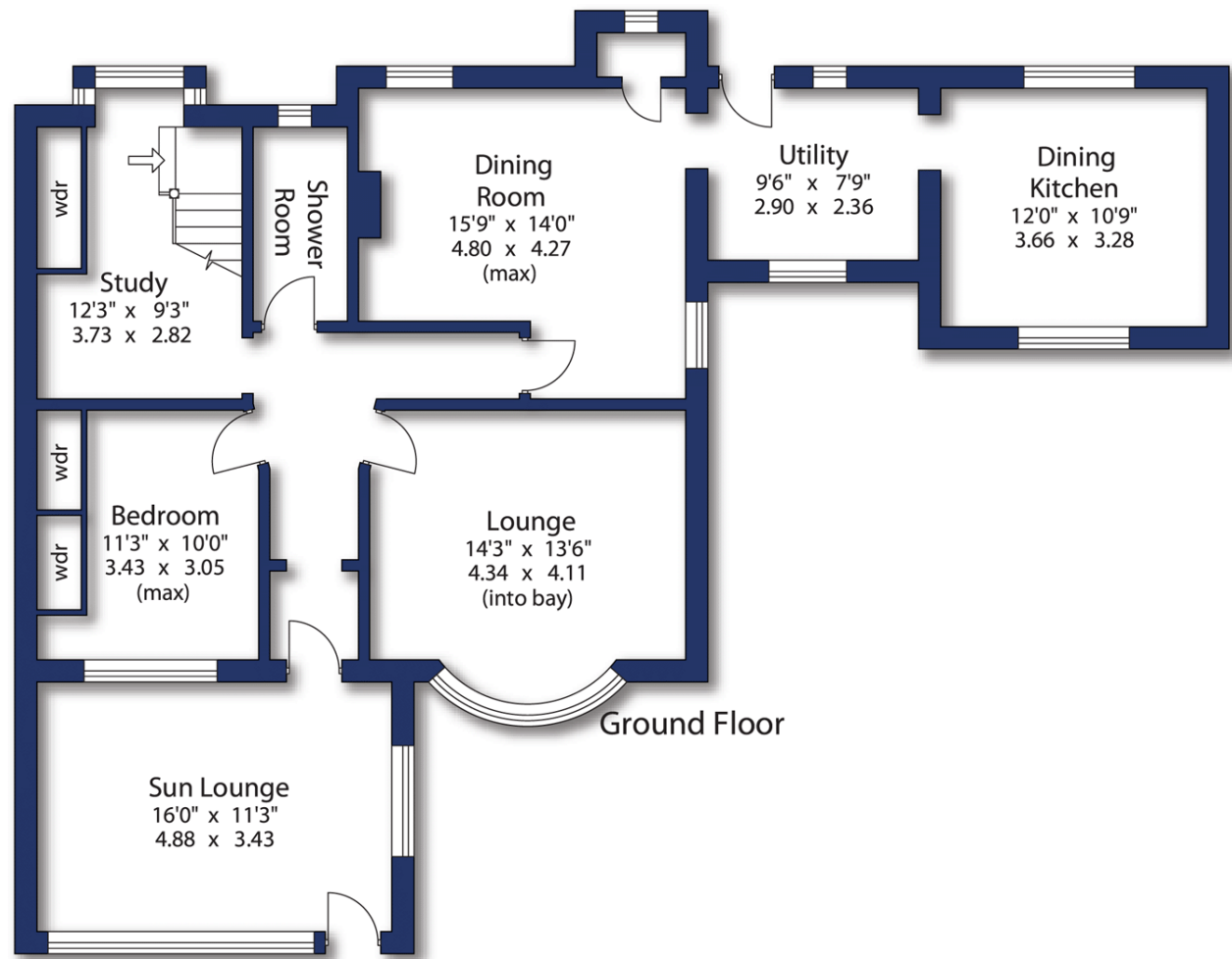




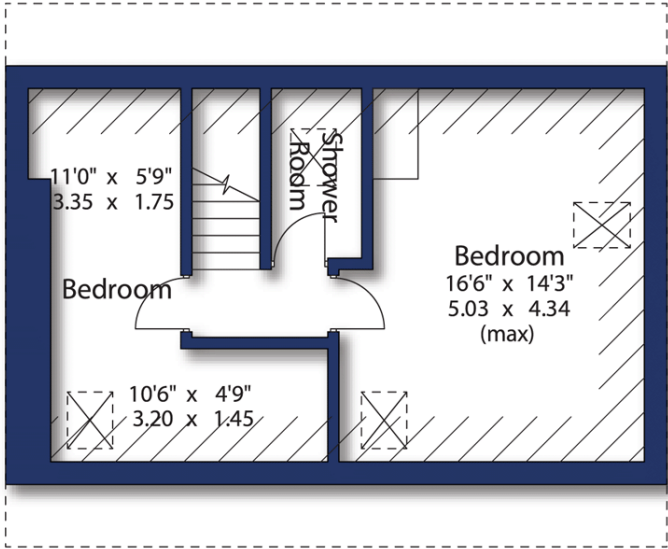




Floorplans



Ground Floor

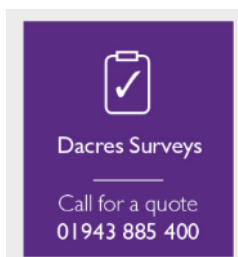


First Floor

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Directions

Approaching Denholme from the Keighley and Cullingworth direction continue along the A629 Halifax Road through the centre of Denholme. after leaving the village along Halifax road the property will be seen on the right hand side identified by our For sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, parking, garage and main services

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-for-flooding)

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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