



6 Lodge Gate Close, Denholme, BD13 4ED

Delightfully situated in a popular residential location is a beautifully presented and deceptively spacious split level four-bedroom detached home with conservatory to the rear offering quality family living accommodation standing in well-presented gardens, driveway and garage.

93 Main Street, Bingley, West Yorkshire, BD16
2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



6 Lodge Gate Close, Denholme, BD13 4ED

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

Guide Price: £345,000

Accommodation

- Detached family home
- Four double bedrooms
- Split level accommodation
- Quality kitchen, bathroom and en suite facilities
- Beautifully presented
- Lovely gardens
- Pleasant aspect enjoying views
- Desirable village location
- Garage, driveway & parking

General Remarks

A beautifully presented four-bedroom split level stone built detached home offering quality family living accommodation planned over two floors. The property is superbly presented throughout and includes gas heating system and UPVC sealed unit double glazed windows together with high quality kitchen, bathroom and en suite facilities. The property would be ideally suited to the more discerning purchaser seeking a flexible home in a superb residential location. The property also enjoys a superb aspect with views and an internal inspection is fully recommended to appreciate the accommodation on offer.

The accommodation comprises reception Hall, cloaks, spacious Lounge with wood burning stove, conservatory, dining room, dining kitchen with high quality fitted base and wall units with integrated appliances, and garage. First floor landing Master bedroom with superb en suite shower room, three further bedrooms and quality bathroom.



Outside the property has a private driveway with parking and integral garage. At the rear superb well-maintained gardens with lawn, paved patio area, decking, all enjoying a lovely aspect with views towards the valley.

The property is delightfully situated on the edge of the popular village of Denholme. Located near to Foster Park & minutes away from Doe park sailing/activity centre & Denholme cricket club. Also in close proximity to the villages of Thornton and Queensbury 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.







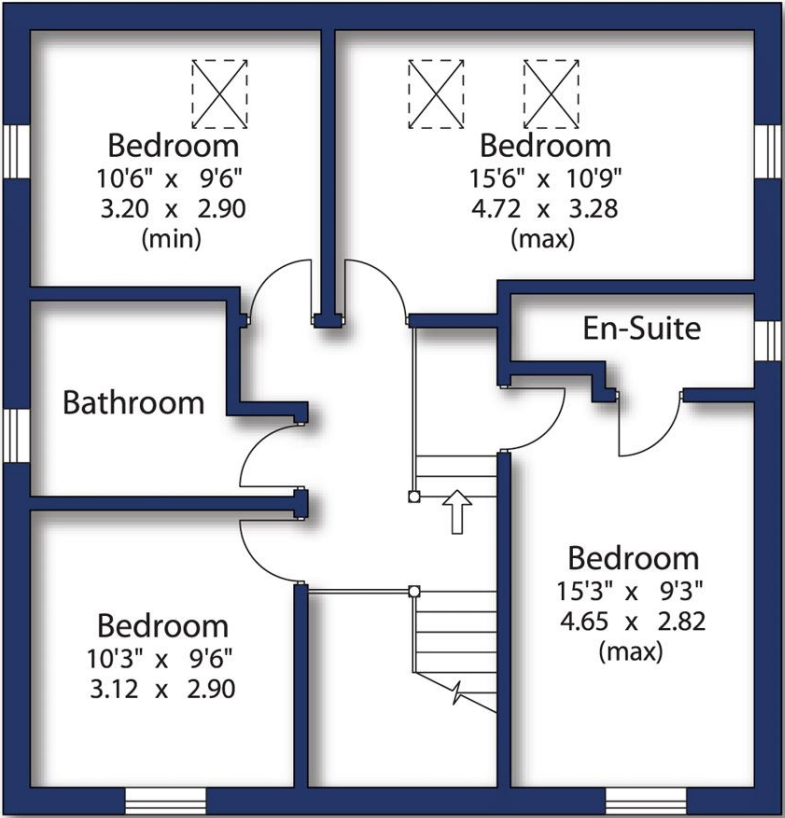
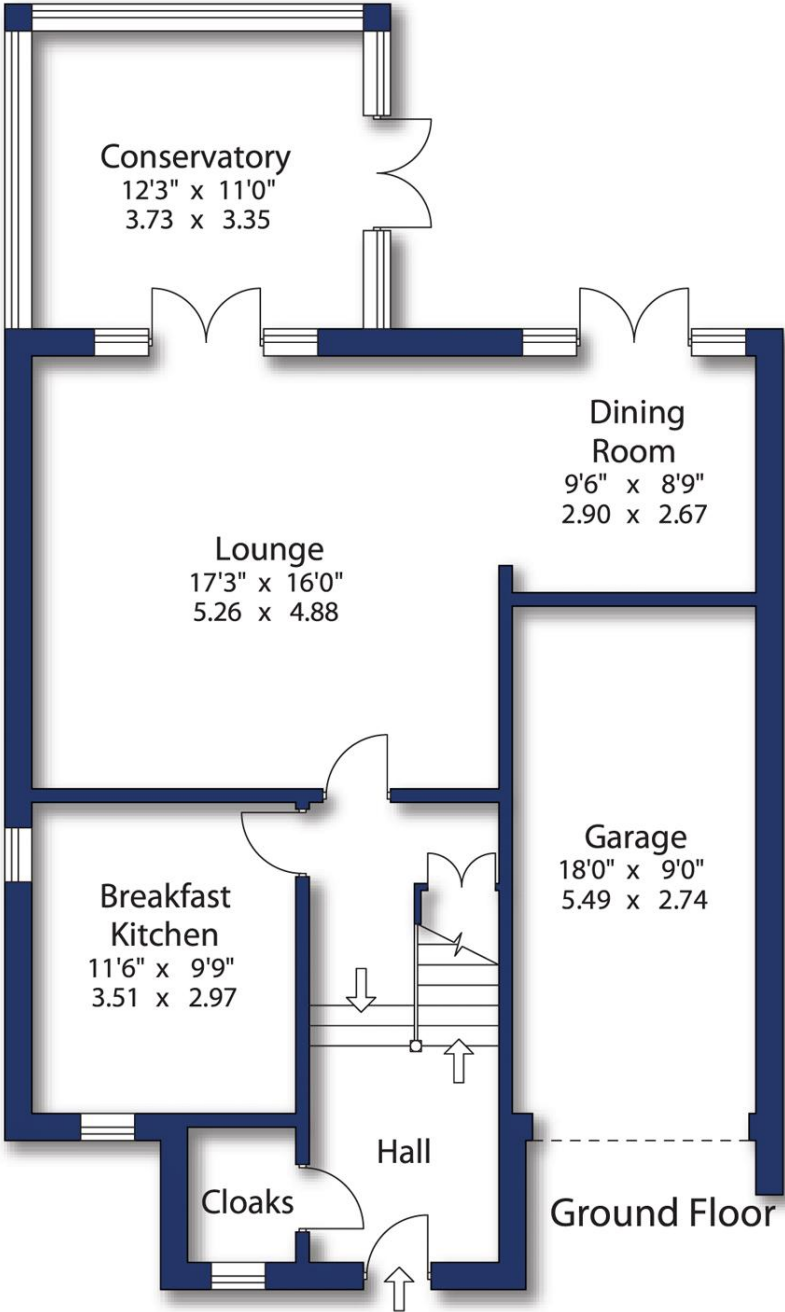








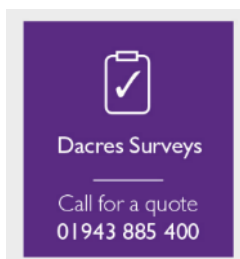
Floorplans



First Floor



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

Approaching Denholme from the Bingley and Keighley direction, just before the centre of the village turn left into Foster Park then first left into Foster Park Road and first left again into Lodgegate Close where the property will then be 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 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/collections/flood-risk-information)

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.

Dacres Ref: BIN260222

