bronte estates









3 Wood Nook, Denholme, Bradford, BD13 4LH

£360,000

- THREE BEDROOM CHARACTER PROPERTY
- DOUBLE GARAGE & WORKSHOP/STORE
- A SPACIOUS & IMPRESSIVE FAMILY HOME
- HIGHLY DESIRABLE POSITION
- VIEWING ESSENTIAL
- OFF-ROAD PARKING
- OPEN RURAL VIEWS
- CHARACTER FEATURES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TRANQUIL PRIVATE LOCATION

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** LOCATION, LOCATION, LOCATION! ** IMPRESSIVE THREE BEDROOM MEWS PROPERTY ** EXCEPTIONAL RURAL POSITION ** BREATHTAKING OPEN VIEWS ** DRIVEWAY, DOUBLE GARAGE & WORKSHOP ** Bronte Estates are delighted to list this charming character property, located in a tranquil private location with just two other properties, nestled between Thornton and Denholme. Surrounded by open countryside and offering a taste of rural life with potential for the new owner to create their dream country retreat! Internally the property comprises of a hallway with stairs to the first floor, kitchen, dining room/sitting room, living room and a large conservatory. To the first floor is a spacious landing, three bedrooms and the family bathroom. To the front of the house is private parking and a substantial double garage with two store rooms attached. Beyond this is a larger woodland garden. To the rear of the house is an enclosed lawned garden with stunning rural views. A superb position and sensibly priced. Arrange your viewing now!

3 1 3 E

Council Tax Band: D







Entrance Hall
Doors leading to the Kitchen, Lounge, Dining Room & stairs leading to the first floor.

Lounge
14'10 x 14'5
Feature stone Inglenook fireplace, polished timber flooring, French doors to the Conservatory, exposed stone wall, six wall light points, window to the front and an understairs storage area.

Dining Room / Sitting Room
15'0 x 11'10
With stone fireplace recess and chimney breast, pine picture rail, two SUDG windows and two wall light points.

Conservatory
16'3 x 14'10
Large conservatory with the original stone wall, original stone pillars (formerly the pillars of the front porch) and enjoying stunning views to adjoining fields. Polished timber flooring. French doors to rear garden, two wall light points.

Kitchen
9'5 x 7'8
Fitted kitchen with ample wall and base units, laminate work surfaces, electric oven and hob, two windows to the front elevation and a stainless steel sink & drainer.

First Floor
Large landing, big enough to accommodate a desk/study area and two windows to the front elevation. Doors off to the bedrooms and bathroom plus access to the loft space.

Bedroom One
13'6 x 13'3
Range of fitted wardrobes, two wall light points and access to a second loft space. Two SUDG windows with stunning views.

Bedroom Two
11'5 x 6'9
Airing cupboard housing the central heating boiler. SUDG window with open views.

Bedroom Three
11'4 x 7'0
SUDG window with open aspect.

Bathroom
A fully tiled bathroom with limestone style tiling, bath with shower over, pedestal washbasin and a low flush WC. Chrome heated towel rail.

Exterior
Lawned enclosed rear garden with hedge/shrubs, enjoying an open aspect to adjoining fields with panoramic views. To the front is a driveway and extensive parking, double garage with twin up and over doors & an attached L-shaped store room/workshop/tack room measuring 14'6 x 8'10 and a further room 9'2 x 8'3. Behind the garage is a larger, sloping woodland garden area.















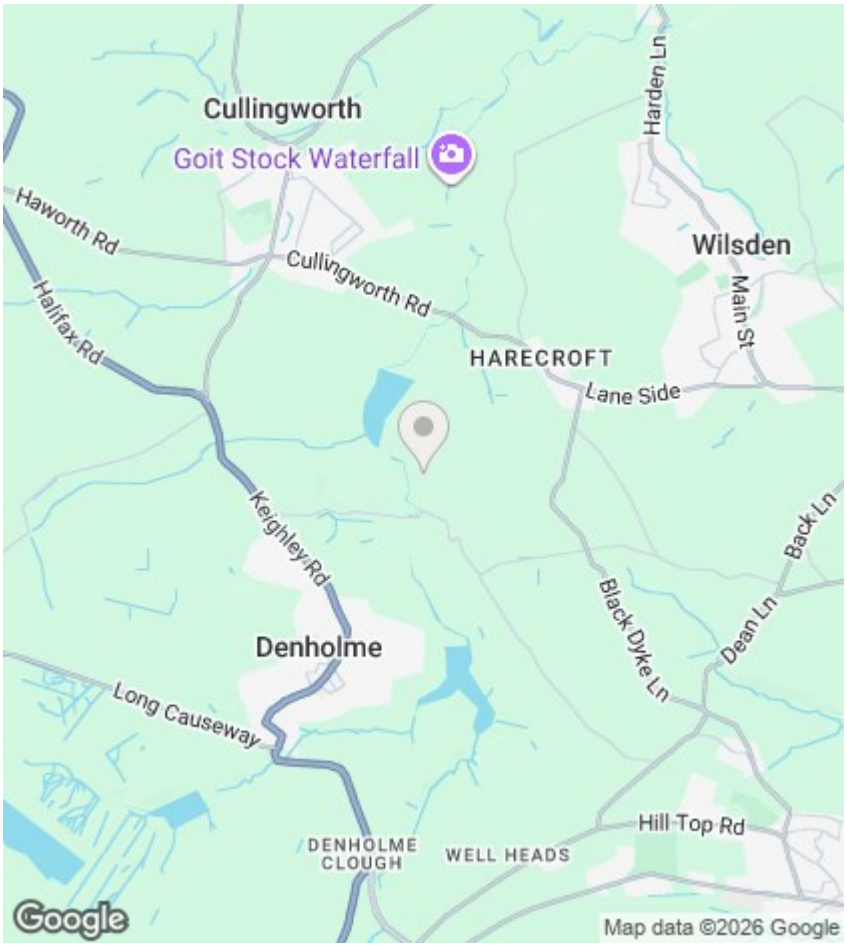












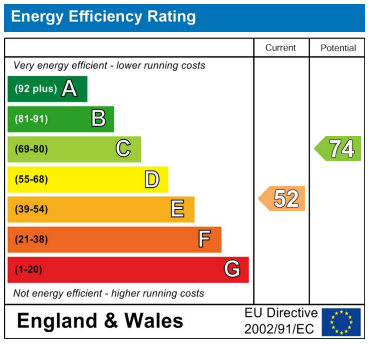
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E



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