



Davies Properties



14 Sunny Mount

Harden, Bingley, BD16 1JW

Asking Price £425,000



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Tucked away in the popular village of Harden, this beautifully extended stone-built family home has been transformed by its current owners over the past three years - and the result is a genuinely lovely place to live.

Step inside to a welcoming entrance hall with warm wood flooring and classic panelling, leading through to a cosy living room centred around a feature fireplace - the perfect spot to curl up on a winter evening.

But it's the rear extension that really sets this home apart. The modern fitted kitchen, with sleek integrated appliances and stylish shaker-style cabinetry, flows seamlessly into a snug living space warmed by a wood-burning stove - creating a true hub of the home where cooking, relaxing and family life all happen together. Bi-fold doors open the kitchen-diner out to the garden, blurring the line between indoors and out, while a handy utility/store area keeps everyday life organised.

Upstairs, four well-proportioned bedrooms include a beautifully appointed principal suite with its own stylish en-suite, plus a family bathroom finished with a freestanding bath and classic metro tiling. A further three bedrooms complete the upstairs accommodation - this is a house that flexes around family life.

Outside, the transformation continues. A private, landscaped garden offers a sunny paved seating area, a lawned space for children to play and - the real showstopper - a bespoke garden cabin. With its modern look, power and space for a BBQ terrace, it's ready to become a home office, gym, teenage den or simply a peaceful retreat, whatever suits your lifestyle.

This is a home that has been thoughtfully extended and finished with care, offering flexible, sociable living space both inside and out - ideal for growing families who love to entertain, or simply enjoy the space to spread out. Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with engineered hardwood oak flooring and classic panelled walls, setting the tone for the rest of the home. A useful under-stairs storage cupboard provides handy space for coats and everyday clutter, while stairs rise to the first floor.

Living Room

The engineered hardwood flooring continues from the entrance hall into this cosy living room, centred around a feature fireplace with living flame gas fire, set within a classic surround. A bay window with a striking live-edge pine sill floods the room with natural light, while fitted alcove shelving and storage either side of the chimney breast offer plenty of space for books and display - a lovely spot to relax at the end of the day.

Dining Kitchen

Truly the hub of the home, this stunning dining kitchen offers generous space for a large dining table and is flooded with natural light from a full-height window. Fitted with modern wall and base cabinetry topped with sleek quartz worktops, the kitchen features a ceramic hob with extractor hood over, integrated fridge/freezer, slimline integrated dishwasher and an inset 1½ bowl porcelain sink. Herringbone-pattern Karndean flooring runs throughout, adding a stylish finishing touch to this sociable, well-equipped space.

Snug

Open to the kitchen and bathed in natural light from two skylights, the snug is a wonderfully cosy addition to the home. A wood-burning stove set beneath a characterful flue is the natural focal point, complemented by stylish half-height wall panelling. With plenty of room for comfortable seating, it's the perfect place to unwind while staying connected to the heart of the home.

Utility Room / Store

A practical utility room/store offering plumbing for a washing machine, fitted wall and base cabinetry with worktop over, and generous space for coats, shoes and everyday storage. Accessed externally via a Gorilla electric roller shutter door, or internally from the kitchen, this versatile area also provides useful space for bikes and outdoor equipment - a genuinely useful addition to the home.

FIRST FLOOR

Landing

Upstairs opens onto a smart, spacious landing, made all the more interesting by a staircase that splits in two either side - a lovely architectural quirk that sets this home apart. A loft hatch offers further storage potential, while doors lead off to all four bedrooms and the family bathroom.

Bedroom 1

A generously proportioned principal bedroom featuring a striking ornamental fireplace as its focal point, with neutral décor creating a calm, restful feel throughout. The room benefits from its own private en-suite - a real touch of luxury for the main bedroom.

En-suite

A beautifully appointed en-suite comprising a spacious walk-in shower with marble-effect tiling, a stylish illuminated mirror, pedestal wash basin and WC. Soft pink panelling and herringbone flooring add a touch of character, making this a genuinely lovely private space off the principal bedroom.

Bedroom 2

A well-proportioned double bedroom currently arranged as a child's room, featuring fitted wardrobes offering excellent storage. A large window overlooks the rear garden, filling the room with natural light - a bright and versatile space that would suit a range of uses.

Bedroom 3

Currently set up as a versatile home office and music room, this bright bedroom features a window with lovely views over neighbouring rooftops and countryside beyond. With space for a desk and further furniture, it offers flexible use as a study, hobby room or bedroom to suit however you live.

Bedroom 4

A charming bedroom with a window overlooking the garden, filling the room with natural light. Currently used as a child's room, it offers flexible space to suit a variety of needs, whether as a nursery, playroom or additional bedroom.

House Bathroom

A stylish family bathroom fitted with a freestanding bath complete with fixed rainfall showerhead overhead, a washstand-style basin on chrome legs, and WC. Classic white metro tiling and grey panelled walls are complemented by timber-effect flooring and open shelving, adding a practical yet homely finish to this well-appointed room.

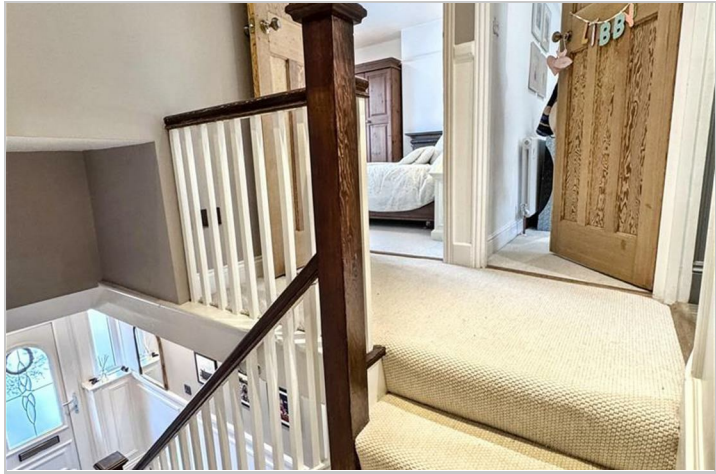
EXTERIOR

To the front, a gravelled driveway provides off-road parking for at least two vehicles. To the rear, a tiered garden has been thoughtfully laid out to include a paved patio area, a lawned space for play or relaxation, and a designated BBQ area, leading up to the standout garden cabin - offering fantastic outdoor space for entertaining and family life alike.

ADDITIONAL INFORMATION

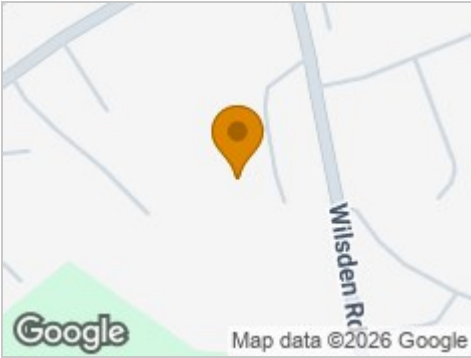
- ~ Tenure: Freehold
- ~ Council Tax Band: C
- ~ Parking: Private driveway to the front of the property.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.







Road Map



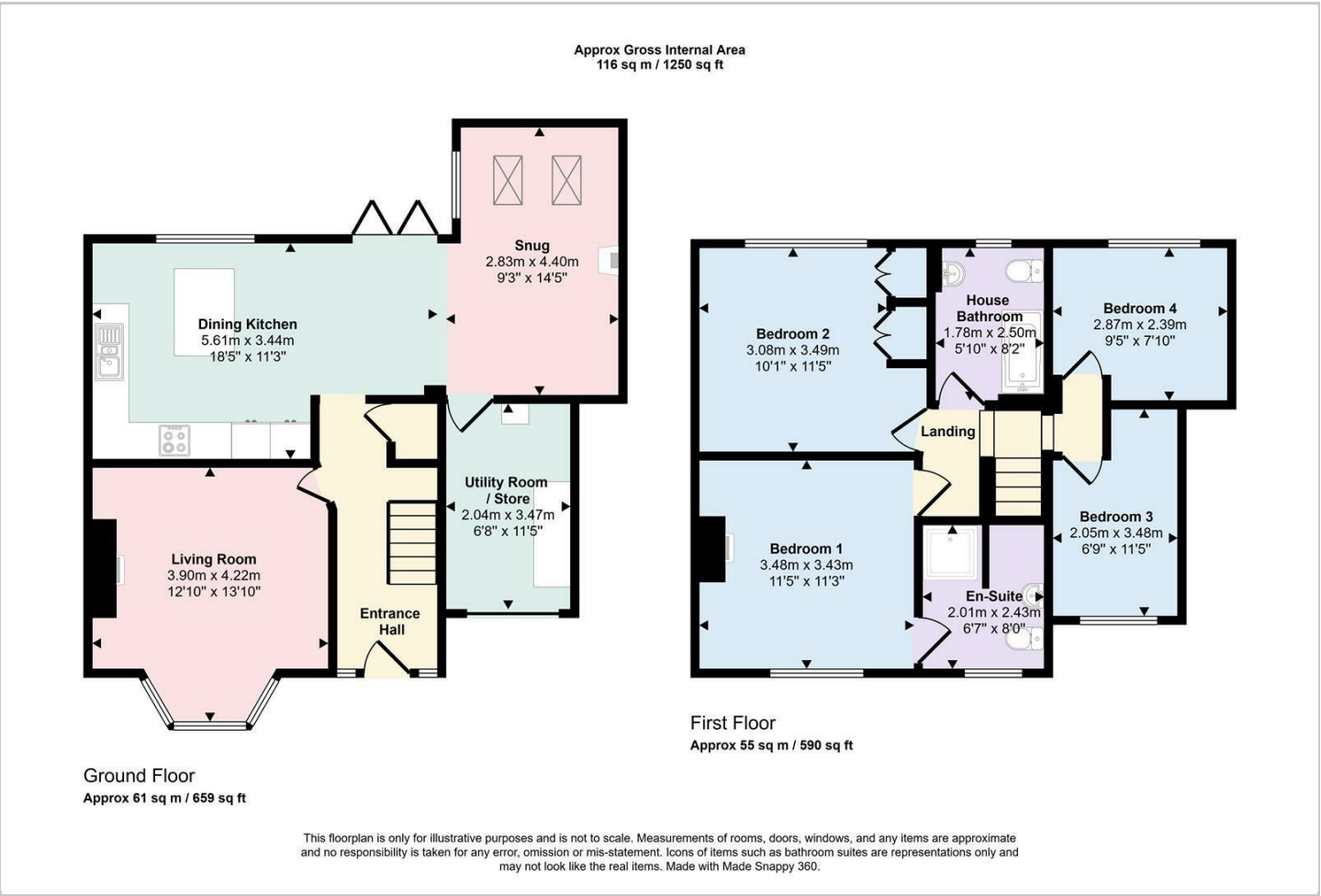
Hybrid Map



Terrain Map



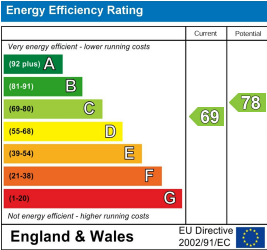
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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