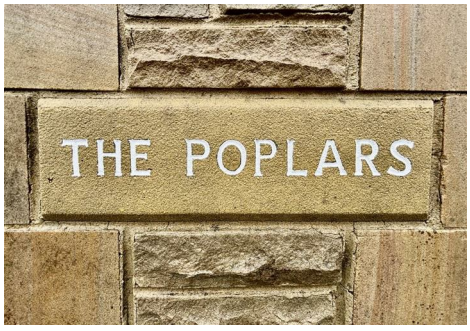
bronte estates



The Poplars Station Road, Denholme, Bradford, BD13 4BS

£400,000

- SUBSTANTIAL FOUR BEDROOM DETACHED
- LARGE PLOT WITH DETACHED GARAGE
- OPEN VIEWS TO THE FRONT
- LARGE 30' LIVING SPACE
- FULL GAS CH & UPVC TG
- WELL PRESENTED & MAINTAINED THROUGHOUT
- OFFERS A GOOD DEGREE OF PRIVACY
- FOUR DOUBLE BEDROOMS
- MULTI-FUEL STOVE
- A HIGHLY DESIRABLE POSITION

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

The Poplars Station Road, Bradford BD13 4BS

** SPACIOUS FOUR BEDROOM DETACHED ** DESIRABLE POSITION ** GATED DRIVEWAY ** 30' DETACHED GARAGE ** SUPERBLY PRESENTED ** Bronte Estates are delighted to list for sale this impressive detached property that sits in an enviable position on the outskirts of Denholme with open rural views and a good degree of privacy. To the front of the property is a sizeable driveway providing off-road parking for 3-4 vehicles and access to a large stone-built garage that could offer potential for conversion. There are well presented gardens to the front and rear of the property along with a garden room, currently used as a home office. Internally the property benefits from a large 23' dining kitchen, a 30' living room with delightful open views, inner hallway, utility room, four double bedrooms, master with ensuite, family bathroom and a converted loft room. Refurbished throughout to a high standard in recent years and is a credit to the current owners. Properties of this calibre and location are rare to the market and early viewing is advised.

4 2 1

Council Tax Band: D

Entrance
The property has ground floor access to the front directly into the kitchen, or can be accessed up a few stairs with doors leading directly in to the living room. Further access from the rear via the utility room.

Dining Kitchen
23'5" x 12'8"
A spacious family dining kitchen with designated kitchen area and space for dining. The kitchen area has a good range of fitted wall and base units, pull-out larder unit, laminated work surfaces and matching splash-backs. Plus the all important centre island breakfast bar with further storage below. Double range gas oven with five gas rings, extractor above, integrated microwave and space for an American style fridge-freezer. Exterior composite entrance door, vertical central heating radiator and a window to the front elevation with views down the driveway and open fields beyond. Stairs from the kitchen lead to:

Living Space
30'7" x 12'0"
A superb entertaining space that was previously two separate reception rooms and a hallway. Enjoying an abundance of natural light from the bay window, French doors and glazed exterior door. Multi-fuel stove, central heating radiator, an opening to the inner hallway and more stunning rural views!

Inner Hallway
A 25' inner hall that gives access to the bedrooms, bathroom, utility room and a hatch to the loft space.

Utility Room
Plumbing for a washing machine, space for a tumble dryer, fitted cupboards and a door to the rear garden.

Bedroom One
13'10" x 11'7"
Master bedroom with fitted wall-to-wall sliding door wardrobes, window to the front, central heating radiator and a door to:

Ensuite
A fully modern shower room comprising of a double width walk-in shower with glass sliding door, rainfall shower plus a hand-held attachment, large washbasin with mixer tap & storage below plus a low flush WC. Window to the side elevation, tiled floor and a heated LED wall mirror with a shaving port.

Bedroom Two
10'10" x 8'6"
Double bedroom with a window to the rear elevation and a central heating radiator.

Bedroom Three
10'11" x 9'6"
Double bedroom with windows to both the side and rear elevations and a central heating radiator.

Bedroom Four
14'0" x 7'10"
Double bedroom with a window to the rear elevation and a central heating radiator. Currently used as a sitting room/office.

Bathroom
A fully tiled family bathroom consisting of a 'P' shape bath with glass screen, rainfall shower over, handheld shower attachment, washbasin with mixer tap and storage below, low flush WC, heated towel rail, extractor, tiled floor, Cabinet with LED, heated mirror with Bluetooth and a window to the rear elevation.

Loft Room
13'9" x 6'9"
Accessed via a drop down ladder from the landing. Fully decorated and carpeted with lighting and several power points. Also gives access to the un-converted loft space that covers the remaining footprint of the house.

Garage
29'10" x 15'9"
A substantial stone-built detached garage with folding access doors to the front, power, lighting, water supply and a further entrance door to the rear. Could offer potential for conversion to a self contained annex or home-working space etc. Subject to securing the required planning permissions.

External

Gated driveway to the front with secure gates and parking for 3-4 cars. Raised lawn area, decking and summer house also the front. There is access from both sides of the house leading to the rear. The rear garden is fully paved in Indian stone, creating a large, low maintenance patio seating area with stone wall and hedge boundaries, outside tap, exterior lighting plus an attached stone outhouse/store room.

Please Note

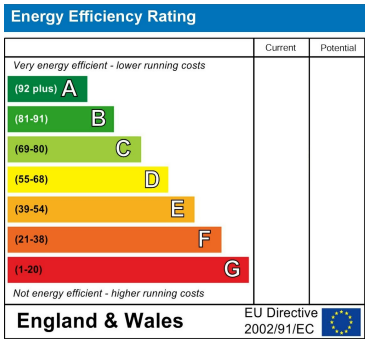
Energy Certificate & Floor Plan to follow.

Directions

Viewings

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

EPC Rating:



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