

REDUCED

£259,950 Freehold



## 7 Brambleside, Denholme. BD13 4DG

- Modern Mid Townhouse - 4 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Kitchen - Downstairs W.C
- En-Suite Bathroom - Spacious Accommodation
- Single Garage - Double Width Driveway
- Enclosed Landscaped Rear Garden
- Cul-De-Sac Position - Internal Viewing Recommended



## PROPERTY DESCRIPTION

---

Well presented modern townhouse, occupying a cul-de-sac position in a popular development in Denholme village. Within the catchment area for the well regarded Cullingworth Primary and Secondary Schools.

The deceptively spacious accommodation briefly comprises; entrance hall, downstairs w.c, dining kitchen with access out into the rear garden, spacious lounge with Juliet balcony, three double bedrooms, further single bedroom, family bathroom and en-suite shower room. Outside, there is a double width driveway, single garage and enclosed recently landscaped rear garden.

Internal viewing is essential to appreciate the family accommodation on offer. Council tax Band D.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps & Superfast 67 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>.



## ROOM DESCRIPTIONS

---

### Entrance Hall

Part glazed entrance door to the front and radiator. Stairs down to the dining kitchen and stairs up to lounge level.

### Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Tiled splash backs and radiator.

### Dining Kitchen

Range of grey shaker style base and wall units having a complimentary work surface over. 1 1/2 bowl sink unit with mixer tap over. Electric oven, built in microwave, gas hob with extractor hood over. Plumbing for washing machine and integral fridge/freezer. Breakfast bar. Double glazed window and door to the rear. Ideal logic gas boiler. Integral dishwasher.

### First Floor

#### Landing

Radiator and stairs up to next level.

#### Lounge

Double doors opening onto a Juliet balcony. Double glazed window to the rear, radiator, television point and radiator. Electric stove effect fire.

#### Double Bedroom 2

Double glazed window to the front and radiator.

#### Family Bathroom

3 piece suite in white comprising of panelled bath having a hand held mixer shower, pedestal wash hand basin and low level w.c. Double glazed window to the rear and chrome heated towel rail. Down lighters, part tiled walls and shaver point.

### Second Floor

#### Landing

Radiator and cupboard housing hot water cylinder. Stairs up to next level.

#### Master Bedroom

Double glazed window to the rear having views across the valley and radiator. Fitted wardrobes.

#### En-Suite Shower Room

3 piece suite in white comprising of wood panelled bath having a mains shower over, pedestal wash hand basin and back to wall pan w.c. Chrome heated towel rail, part tiled walls, down lighters, extractor fan and Velux window.

#### Double Bedroom 3

Double glazed window to the front and radiator.

#### Bedroom 4

Double glazed window to the front and radiator.

### Outside

#### Gardens

To the front there is a double width driveway leading to the single garage.

To the rear, there is an enclosed landscaped rear garden having patio areas and artificial lawn. Raised gravel borders and fence boundaries.

#### Single Garage

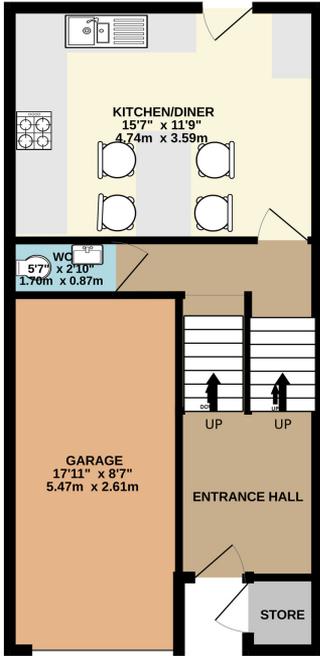
Up and over door. Power and light.



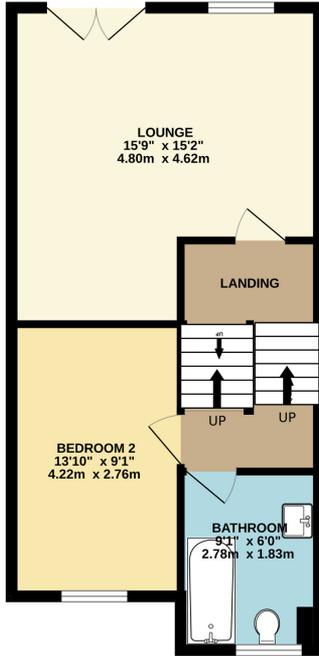
# FLOORPLAN & EPC



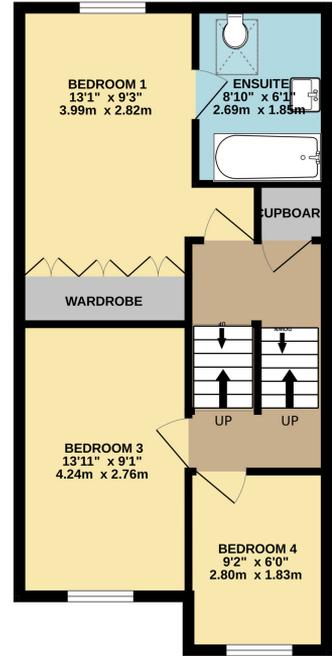
GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmmaxfield.com