

REDUCED

£239,995 Freehold



## 3 Woodthorpe, Denholme, Bradford. BD13 4NN

- 3 Bedroom Detached
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Area - Utility
- Downstairs W.C - En-Suite Shower Room
- Driveway - Integral Garage





### PROPERTY DESCRIPTION

---

Well presented detached situated in the popular Harron Homes development at Regency Gardens in Denholme. Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance vestibule, lounge with opening into the dining room, kitchen, utility and w.c to the ground floor. Two double bedrooms, single bedroom, en-suite shower room to the master with dressing area and family bathroom to the first floor. Outside, there is a double width driveway to the front providing parking for three vehicles and access into the integral double garage. To the rear, there is an enclosed garden with decked area. Internal viewing is essential to appreciate. Council tax band D.





## ROOM DESCRIPTIONS

---

### Entrance Vestibule

Part glazed entrance door to the front. Tiled floor and access into the garage.

### Lounge

Double glazed window to the front. Radiator and television point. Coved ceiling. Stairs to the first floor. Opening into ...

### Kitchen

Range of contrasting high gloss base and wall units having a complementary wood effect work surface over. Electric oven, gas hob with extractor hood. Built in dishwasher. Stainless steel sink unit with mixer tap. Part tiled walls and laminate floor.

### Utility

Double glazed door to the side. Range of high gloss units. Plumbing for washing machine and laminate floor.

### Downstairs W.C.

2 piece suite in white comprising of sink and low level w.c. Fitted high gloss wall units. Double glazed window to the side, radiator and laminate floor.

### First Floor

#### Landing

Double glazed window to the side. Airing cupboard. Access to partly boarded loft space via retractable loft ladder and has light.

### Bedroom 1

Double glazed window to the front and radiator. Dressing area with mirrored built in wardrobes.

### En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Part tiled walls, shaver point and double glazed window to the front.

### Bedroom 2

Double glazed window to the rear and radiator.

### Bedroom 3

Double glazed window to the rear, radiator and built in wardrobe.

### Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Chrome heated towel rail. Double glazed window to the side.

### Outside

#### Gardens

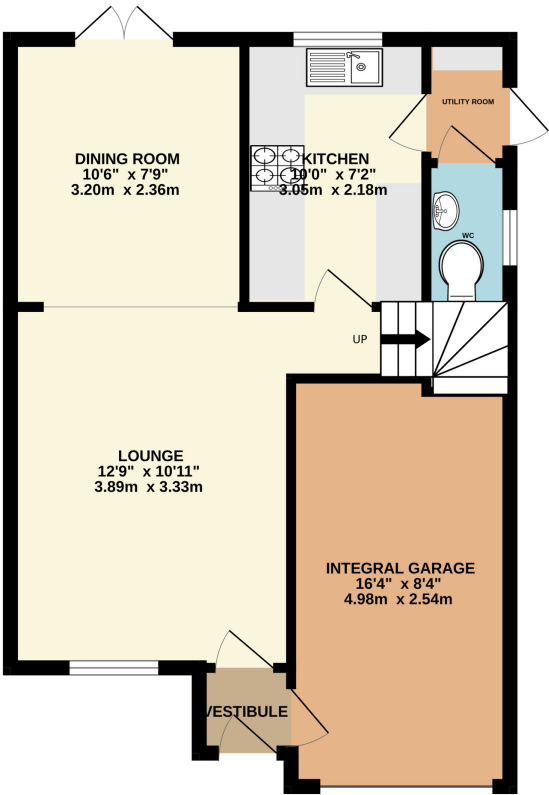
Double width driveway to the front providing off road parking for three vehicles. Access to the garage. Enclosed garden to the rear with decked area and fence boundaries.

### Garage

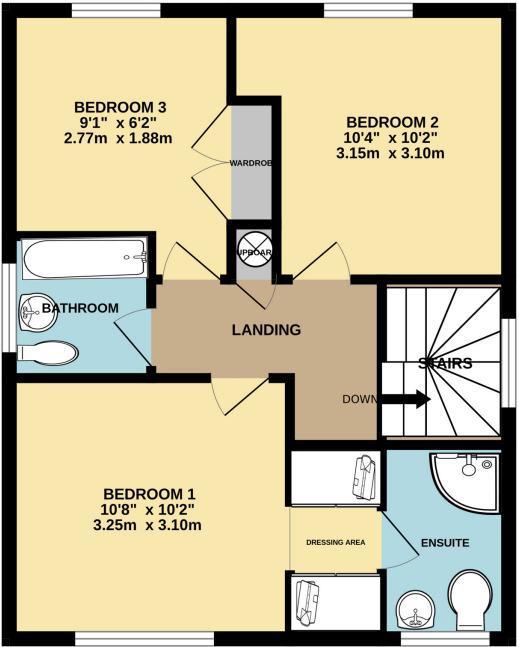
Single garage having up and over door. Power and light. Integral access into the house.



GROUND FLOOR



1ST FLOOR



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

