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£410,000

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- Fantastic Development Opportunity
 - EPC Rating Is D
 - Popular Location Of Denholme Gate
- Stone Built farm House & Adjoining Barn With Planning Passed (Planning app. no. 27/02711/FUL)
 - Stunning Character Features
 - In Need Of Modernisation/NO CHAIN

SUMMARY

****A FANTASTIC DEVELOPMENT OPPORTUNITY - STONE BUILT FARM HOUSE & ADJOINING BARN WITH PLANNING PASSED** (Planning app. no. 27/02711/FUL), **POPULAR LOCATION OF DENHOLME GATE WITH FABULOUS COUNTRYSIDE OUTLOOK!!**** In need of refurbishment, stunning character features, ample parking - **OFFERED FOR SALE WITH NO ONWARD CHAIN!!** EPC rating is D.

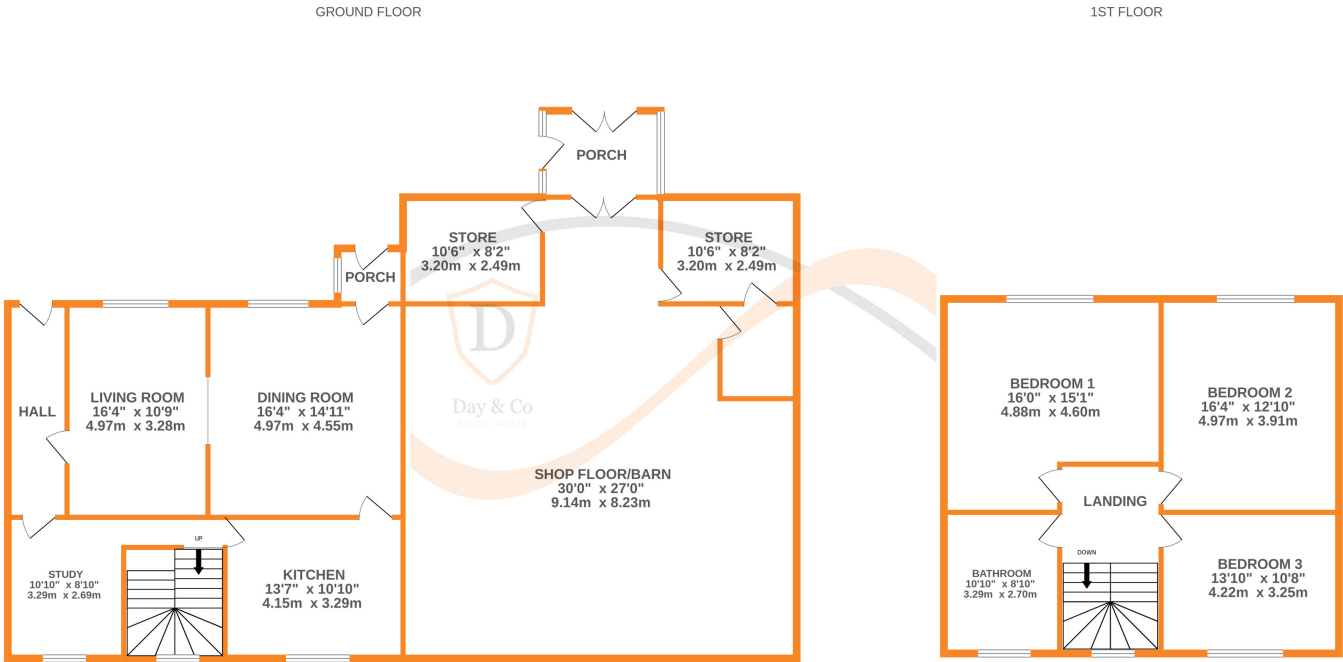
FULL DESCRIPTION

A fantastic development opportunity comprising of a stone built farm house with adjoining barn situated in the popular and convenient location of Denholme Gate with fabulous rural outlook and excellent access to local towns and cities including Halifax, Bradford, Bingley and Keighley.

The farm house itself is in need of modernisation however does retain stunning character features, and the spacious accommodation comprises of an entrance porch leading into the dining room which has original ceiling beams and stunning fireplace opens out into the lounge (also enjoying the fabulous character features), there is a rear hallway, study, kitchen with a range of base and wall mounted units, integrated electric hob and oven. To the first floor there are three good size bedrooms, and the bathroom which has a bath, WC, wash hand basin, shower tray. The property has gas fired central heating, mains gas, mains electric and mains drainage.

The adjoining barn previously operated as a successful farm shop and retail premises, and has planning permission passed to be converted into a 3 bedroom dwelling with annex office & detached double garage -planning app. number 22/02711/FUL. Outside the barn and farm house is ample parking a stone built Mistal.

The property has gas fired central heating, mains gas, mains electric and mains drainage. Ample Parking, offered for sale with no onward chain. EPC rating D.



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.
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