



Day & Co  
ESTATE AGENTS

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£435,000

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- Individual 3 Bedroom Detached Family Home
- 3 Reception Rooms
- Parking & Attached Garage

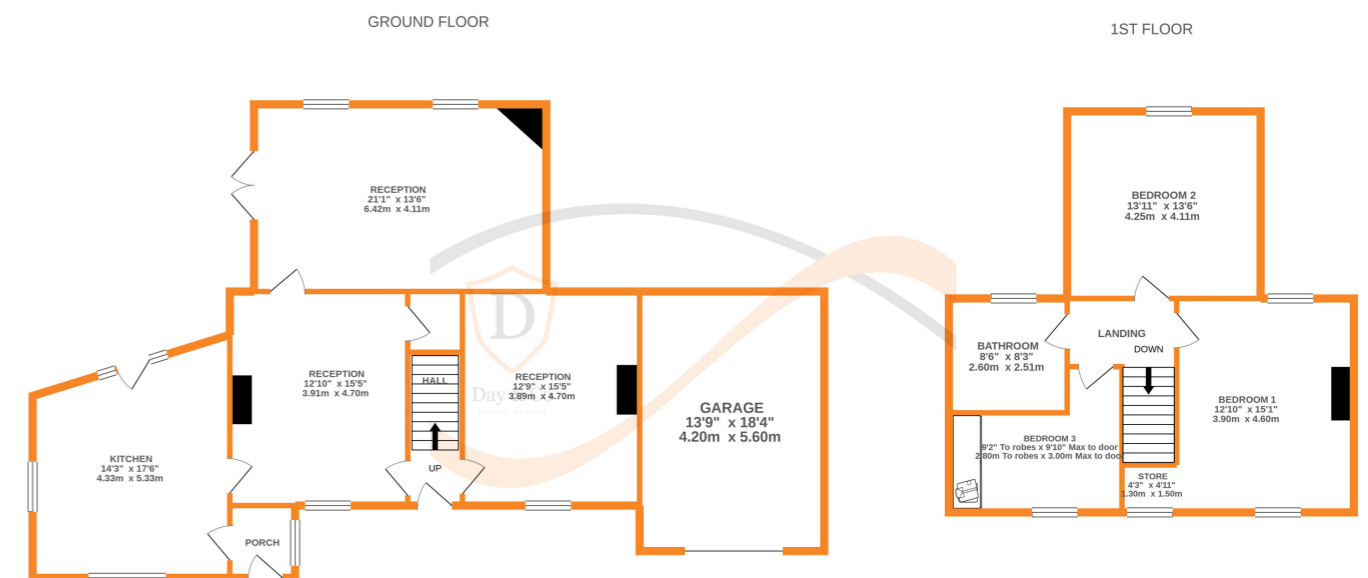
- Ogden/Denholme Border With Stunning Countryside Views
- Sizeable Gardens
- EPC rating is F

## SUMMARY

\*\* A SPACIOUS, THREE BEDROOM INDIVIDUAL STONE DETACHED RESIDENCE, THREE RECEPTION ROOMS, SIZEABLE GARDENS, PARKING & GOOD SIZED ATTACHED GARAGE, STUNNING FAR REACHING VIEWS, VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is F \*\*

## FULL DESCRIPTION

A unique opportunity to acquire this individual, extended period detached residence situated in a semi-rural position on the outskirts of Denholme. This property offers deceptively spacious living accommodation and an internal inspection is an absolute must to fully appreciate this desirable family home. The property has sizeable gardens, off road parking and a good sized attached garage with electric door, along with stunning panoramic far reaching countryside views. Very briefly the accommodation comprises; entrance lobby with stairs to the first floor. Sitting room to the right with window to the front and fireplace. A larger second reception room currently used as a dining room can be found to your left with window to the front and doors leading to the living room, dining kitchen and door to the cellars. A real feature of this property is the large living room which can be found at the rear with windows and opening doors to the rear garden. The dining kitchen is a good size having a range of units with complimentary worktop surfaces and sink, windows and door to the rear, door to the front opening to an entrance porch. To the first floor there is landing giving access to 3 bedrooms and the bathroom. Bedroom 1 is a spacious double bedroom with window to the front and access to a small box/store room with window. Bedroom 2 is a large bedroom at the rear and bedroom 3 is a smaller bedroom with built in wardrobes. The family bathroom comprises of a suite with corner bath with shower over, w.c , wash basin, tiling and window to the rear. Double glazing and Bio Mass Heating. A rare opportunity to be able to purchase an impressive home worthy of early internal viewing. EPC rating is F.



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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