

Ornella's Estates

PROUDLY INDEPENDENT



7 Well Street

Denholme, Bradford, BD13 4DR

Guide price £95,000



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INTRODUCTION

A chain-free home full of character, potential and countryside views

Offered for sale via the Modern Method of Auction, this through-terrace property in Denholme presents a fantastic opportunity for buyers looking to create a home to their own taste or investors seeking a rewarding project.

Set over three generous floors and bordering beautiful open fields, the property enjoys an open outlook to the rear, giving a real sense of space and countryside living. While the house is in need of some modernisation, it offers excellent potential and a flexible layout that will appeal to a wide range of buyers.

The accommodation briefly comprises an entrance porch and hallway, leading through to a spacious open-plan kitchen/living area, complete with a wood-burning stove – a lovely focal point and ideal for cosy evenings. There is also a useful cellar, perfect for storage.

To the first floor are two well-proportioned bedrooms and a house bathroom, while the second floor is dedicated to the master bedroom, benefitting from its own en-suite shower room, creating a private and peaceful retreat.

The rear garden is not included within the title, however there is the option to rent it via a separate agreement, currently costing just £12.50 per calendar month.

Well Street is an unadopted road, with a right of access for residents. Parking is available on a neighbourly gentleman's agreement, which has worked well historically.

Offered with no onward chain, this property is ideal for first-time buyers, investors, or those looking to downsize, who are keen to put their own stamp on a home in a semi-rural setting with open views.

Early viewing is highly recommended to appreciate the location, potential and opportunity on offer.

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including

VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional

LOCATION

Denholme is a charming and welcoming village on the edge of Bradford, perfectly positioned for those who enjoy both community living and open countryside. The village offers a good selection of well-regarded primary schools and nurseries, making it popular with families, while older children are well served by nearby secondary schools. Denholme has a range of local shops, cafés and friendly pubs, along with restaurants offering a variety of cuisines, all adding to its strong sense of community. Surrounded by beautiful countryside, the area is ideal for scenic walks and outdoor pursuits, with access to moorland, woodland and stunning views across the Pennines. With its blend of village amenities, schooling options and easy access to country walks, Denholme is a lovely place to call home.

HOW TO FIND THE PROPERTY

SAT NAV BD13 4DR

ACCOMODATION

ENTRANCE PORCH

Comprising Upvc double glazed window and door to the front elevation. Door leading to:

ENTRANCE HALLWAY

Comprising single radiator. Stairs to first floor. Door to:

OPEN PLAN KITCHEN/LOUNGE

26'8" max x 12'8" recess to recess (8.14 max x 3.87 recess to recess)
This open plan living area comprises wall and base units with laminate worktops. Integral electric cooker with induction hob. Sink. Extractor fan. Double radiator. Wood burner in lounge. Patio doors to rear elevation with views over open fields. Upvc double glazed window to the front elevation. Beams, Door leading to cellar,

CELLAR

Storage room

FIRST FLOOR

LANDING AREA

Comprising stained glass window to rear. Stairs to second floor. Doors leading to:

BEDROOM.2.

10'5" x 10'0" (3.20 x 3.07)

Comprising Upvc double glazed window to the rear elevation boasting fantastic views over open fields. Fitted cupboard. Radiator

BEDROOM.3.

8'3" x 6'5" (2.53 x 1.98)

Comprising Upvc double glazed windows to the side elevation. Radiator.

HOUSE BATHROOM

11'4" x 4'3" (3.46 x 1.31)

Comprising Upvc double glazed window to the side elevation. Bath. Low level wc. Wash hand basin. Single radiator. Tiled flooring.

2ND FLOOR

Door to:

BEDROOM.1.

14'7" max x 13'9" (4.47 max x 4.20)

Comprising Upvc double glazed window to rear elevation boasting fantastic views. Walk in wardrobe. Velux windows allowing ample natural light. Fitted cupboard. Radiators. Beams. Door to:

ENSUITE SHOWER ROOM

7'2" x 4'9" (2.19 x 1.47)

Comprising double walk in shower, low level wc, wash hand basin. Extractor fan. Part tiled walls.

OUTSIDE

REAR GARDEN

The rear garden is not included within the title, however there is the option to rent it via a separate agreement, currently costing just £12.50 per calendar month.

PARKING

Well Street is an unadopted road, with a right of access for residents. Parking is available on a neighbourly gentleman's agreement, which has worked well historically

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

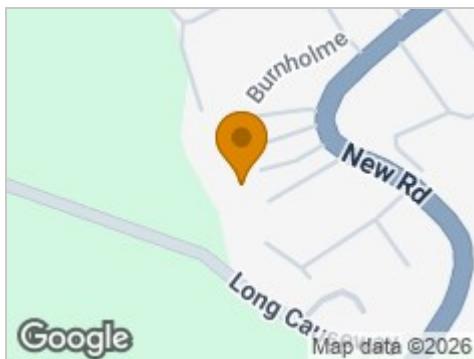
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



Hybrid Map



Terrain Map



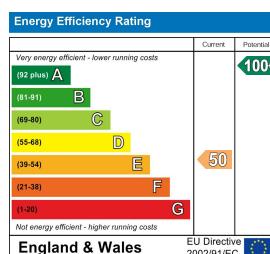
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.