



Whitemoor Way, Denholme, BRADFORD, BD13 4EH

welcome to

Whitemoor Way, Denholme BRADFORD

Exceptional four-bedroom detached family home, beautifully presented throughout and offering stylish, modern living. Featuring a driveway, integral garage, and a stunning decked entertaining area with contemporary glass balustrades, the property also enjoys attractive open views to the rear.



Garage/Basement

Hall

Lounge

16' 10" x 15' 7" (5.13m x 4.75m)

Kitchen/Diner

21' x 11' 1" (6.40m x 3.38m)

Reception Room

17' x 15' 9" (5.18m x 4.80m)

Utility Room

8' 8" x 4' 3" (2.64m x 1.30m)

Wc

Bedroom One

15' 6" x 10' 8" (4.72m x 3.25m)

En-Suite

8' 4" x 5' 11" (2.54m x 1.80m)

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Three

10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Four

8' 8" x 7' 8" (2.64m x 2.34m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Whitemoor Way, Denholme BRADFORD

- Beautifully presented to an excellent standard throughout
- Attractive decking with glass balustrades
- Enjoying attractive open views to the rear
- Ideal outdoor space for entertaining and relaxing
- Driveway providing off-road parking & Integral garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers over

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114886 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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