



Brighouse & Denholme Road, Queensbury

Offers In The Region Of £525,000

**** OUTSTANDING VIEWS ** SEMI DETACHED ** WELL PRESENTED ****

A RARE OPPORTUNITY to purchase a most ATTRACTIVE and TASTEFULLY presented semi detached farmhouse in a delightful SEMI RURAL setting including garden/ land totalling approximately 1.5 acres overall.

Raggalds Farm House offers SPACIOUS accommodation and EXTENSIVE FAR REACHING VIEWS.

Benefitting from gas central heating, double glazing and alarm system.

MODERN FITTED KITCHEN and EN SUITES to all THREE BEDROOMS.

Briefly comprising entrance, dining kitchen, cellar, lounge, utility, snug/play room, cloaks and three first floor bedrooms all boasting en suite facilities.

Externally there are GENEROUS LAWNED GARDENS and grazing land.

PLEASE NOTE: There is possibility to purchase a further detached garage/outbuilding with plans in place (subject to planning approval) to convert into a 4 bed dwelling. This is subject to separate negotiation.





Raggalds Farm House offers spacious family accommodation and boasts extensive far reaching views to the rear.

This delightful three bedroom semi detached farmhouse is located in a semi rural setting including garden/ land totalling approximately 1.7 acres overall. Well presented throughout and benefitting from a modern fitted kitchen and en suite shower rooms to all three bedrooms.

Briefly comprising entrance, dining kitchen, cellar, lounge, utility, snug/play room, cloaks and three first floor bedrooms all boasting en suite facilities.

To the outside there is an enclosed garden to the front and a further approximately 1.5 acre land to the side which would be suitable for equestrian usage.

PLEASE NOTE: There is potential to purchase a further plot with potential for conversion subject to the relevant planning subject to separate negotiation.

Entrance Vestibule

With a tiled floor, radiator, useful storage space.

Dining Kitchen

17'10" x 15'10" (5.44 x 4.83)

Having a range of modern fitted wall and base units with solid timber work tops, a double Belfast sink unit, tiled splash backs, AGA range cooker set within the stone chimney breast with an exposed stone surround, integral dishwasher and microwave, plumbing for an automatic washing machine, stainless steel oven, induction hob, radiator and three double glazed windows and beams to the ceiling.

Cellar

Providing useful storage, radiator.

Lounge

17'1" x 13'9" (5.21 x 4.19)

Having a wood burning stove, inset stone fire place surround, two radiators, a two double glazed windows and beams to the ceiling.

Snug /Play Room

10'7" x 9'8" (3.23 x 2.95)

With a laminate wood floor, bespoke fitted bookshelve, radiator and a double glazed window.

Down Stairs Cloakroom

Fitted with a modern two piece suite comprising low flush wc, pedestal hand basin, tiled splash back and a radiator.

Utility Room

Having plumbing for an automatic washing machine, laminate wood floor, double glazed window and a uPVC door leading to the side garden.

First Floor Landing

Having a radiator, useful storage area and a double glazed window.

Bedroom One

14'6" x 13'11" (4.42 x 4.24)

With a modern range of fitted wardrobes, drawers and bed side units, two double glazed windows, two radiators and access to the loft.

En Suite Bathroom

Fitted with a three piece suite comprising low flush wc, panelled bath with over head shower and screen, pedestal hand basin, tiled walls, laminate wood floor, radiator and double glazed window.

Bedroom Two

13'8" x 9'6" (4.17 x 2.90)

Having a radiator and a double glazed window.

En Suite

Fitted with a three piece suite comprising double shower cubicle, low flush wc, pedestal hand basin, tiled walls, extractor fan and laminate wood floor.





Bedroom Three

9'7" x 9'5" (2.92 x 2.87)

Having a radiator and a double glazed window.

En Suite

Fitted with a three piece suite comprising double shower cubicle, low flush wc, pedestal hand basin, tiled walls, extractor fan, laminate wood floor and a chrome heated towel rail.

External Details

There is a driveway providing off street parking for several cars, generous lawned gardens to the front and extensive views to the rear. There is a further approximately 1.5 acre land to the side which would be suitable for equestrian usage.

PLEASE NOTE: There is possibility to purchase a further detached garage/outbuilding with plans in place (subject to planning approval) to convert into a 4 bed dwelling. This is subject to separate negotiation.

Directions

From the Queensbury office proceed to the traffic lights and turn left onto Albert Road continue and the road becomes Brighouse and Denholme Road, the property is on the right hand side just before the Queens Head Pub identified by our for sale board.

Council Tax Band

E

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).



Raggalds Farm BD13

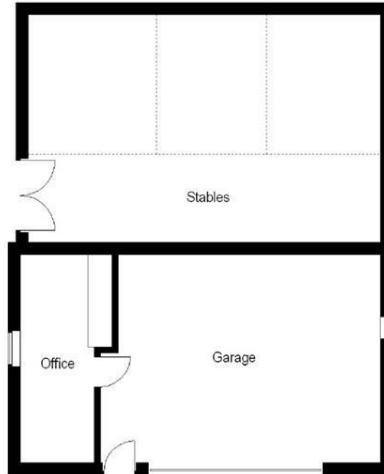
Approximate Gross Internal Area
(Including Garage & Office & Stables)
250.4 sq m / 2695 sq ft



First Floor

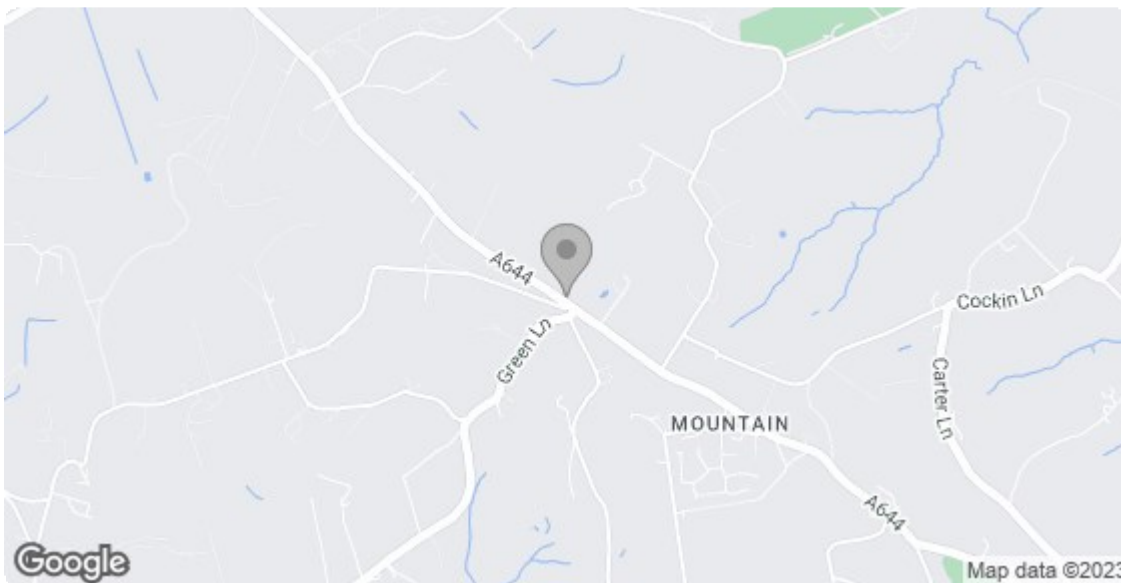


Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID200830)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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