



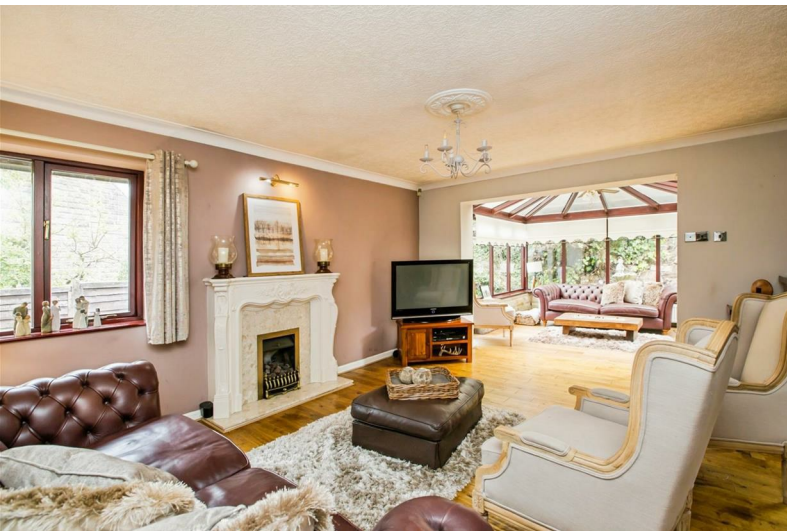
# Davies Properties



## 47 Ogden Crescent

Denholme, Bradford, BD13 4LD

Offers In The Region Of £530,000





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Nestled at the end of a quiet crescent and backing onto picturesque heather-covered hills, this beautifully presented three-bedroom detached bungalow offers the perfect balance of space, comfort and practicality. Occupying a generous plot with landscaped gardens and a gated driveway, it has been a much-loved family home for over 20 years and is now ready for a new chapter.

Inside, the accommodation is thoughtfully laid out across one level. A welcoming entrance hall leads to a modern family dining kitchen — the hub of the home, ideal for both everyday living and entertaining. The spacious living room flows into a formal dining area, while a cosy snug provides a private retreat. From the snug, you can access the largest of the two conservatories, creating a versatile suite that could work perfectly as a self-contained space for an elderly relative, a teenager seeking more independence, or even as a dedicated home office. A second conservatory offers further flexibility, making it easy to adapt the home to suit changing family needs.

There are three generously sized double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, alongside a well-appointed family bathroom. The property has been lovingly maintained and benefits from gas central heating and double glazing throughout, offering ready-to-move-into accommodation.

Externally, the gardens are a true highlight. Sweeping around the property, they feature established lawns, mature trees and colourful shrubs, providing both beauty and privacy. To the rear, the garden enjoys a natural backdrop of heather-clad hills, while a paved patio offers an ideal setting for summer dining and barbecues. A large gated tarmac driveway provides ample parking for multiple vehicles.

Rarely does a bungalow of this size come to market in Denholme. With versatile living space and attractive gardens, it will appeal to families and buyers seeking single-level accommodation.

### Entrance Hall

The property is approached through a modern wooden & double glazed entrance door, opening into a welcoming hallway finished with oak flooring and a central heating radiator.

### Dining Kitchen

The modern family kitchen is fitted with a range of matching base units, complemented by granite work surfaces with matching upstands and a splashback to the oven area. A Belfast-style porcelain sink with swan-neck mixer tap and boiling water tap is centrally positioned, while a family breakfast island with matching units and granite worktop provides an ideal space for casual dining and social gatherings. Integrated appliances include a dishwasher, with space for an American-style fridge/freezer, neatly framed by bespoke cabinetry for a seamless finish. The boiler is also neatly concealed in a cupboard. A free-standing range-style gas cooker with extractor hood completes the arrangement. Two front-facing wood-framed double-glazed windows and a rear uPVC double glazed patio door connect the kitchen to the garden, allowing natural light to fill the space and creating an effortless flow for entertaining. The kitchen is finished with oak flooring, recessed ceiling spotlights and a central heating radiator.

### Lounge/Dining Room

A generous family space, ideal for gatherings and spending time together. The room benefits from wood-framed double-glazed windows to the side and rear elevations, two central heating radiators, and oak flooring. A living flame gas fire with a marble inset and hearth, complemented by an ornate surround, provides a striking focal point.

Open plan to:

### Conservatory

Featuring wood-framed double-glazed windows and two entrance doors to separate aspects, allowing an abundance of natural light to fill the room. The oak flooring flows through from the lounge.

### Bedroom 1

With a front-facing uPVC double-glazed window, laminate flooring, a central heating radiator, and built-in wardrobes with sliding doors providing excellent storage.

### En-suite

With a contemporary three-piece suite, including a shower cubicle, half-pedestal wash basin, and WC. The bathroom features a chrome heated towel rail, fully tiled walls and floor, and a front-facing uPVC double-glazed window.

### Bedroom 2

Featuring a front-facing uPVC double-glazed window, laminate flooring, and a central heating radiator.

### Bedroom 3

With a side-facing wood-framed double-glazed window, a central heating radiator, and a laminate floor covering.

### Family Bathroom

With a contemporary four-piece suite, including a shower cubicle, WC, vanity sink unit, and bath. The bathroom also features a chrome heated towel rail, laminate flooring and a front-facing wood-framed double-glazed window.

### Bedroom 4 / Snug

This fourth bedroom offers a versatile space perfect for relaxing with family or enjoying some quiet time, featuring laminate flooring, a central heating radiator, and a feature fireplace as a focal point. With direct access to the conservatory. This room also offers the potential to serve as accommodation for a teenager or an elderly family member.

Open plan to:

### Conservatory

The laminate flooring continues seamlessly from the snug, with uPVC double-glazed windows and doors to two aspects, allowing natural light to flood the space.

### EXTERIOR

The property benefits from a spacious tarmac driveway with gated access, providing ample off-road parking for multiple vehicles. Well-maintained, landscaped gardens surround the home, featuring lawns, mature trees, and shrubs. A tiered patio area with a built-in barbecue offers an ideal space for outdoor entertaining during the summer months.

### ADDITIONAL INFORMATION

~ Council Tax Band: E

~ Tenure: Freehold

~ Parking: Tarmac driveway providing ample off-road parking for several vehicles

~ Broadband - according to the Ofcom website there is 'Standard' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.









Road Map



Hybrid Map



Terrain Map



Floor Plan



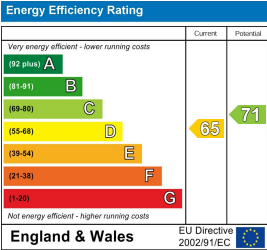
Total floor area 153.7 sq.m. (1,655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Graph



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