



Wesley Court, Valley Heights, Denholme, BD13 4AT

Asking Price £239,950

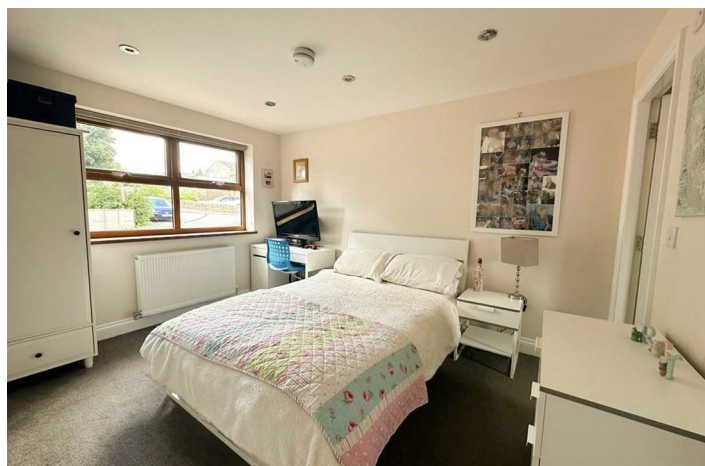
- FOUR BEDROOM TOWNHOUSE
- LOW MAINTENANCE REAR GARDEN
- BEAUTIFULLY PRESENTED
- IDEAL FAMILY HOME
- PRIVATE PARKING
- GENEROUS SPACE ON OFFER
- TWO EN-SUITE DOUBLE BEDROOMS

Wesley Court, Valley Heights, Denholme, BD13 4AT

A BEAUTIFULLY PRESENTED, FOUR BEDROOM modern TOWN HOUSE offering generous internal living accommodation set over three floors. This STUNNING HOME boasts TWO EN-SUITE DOUBLE BEDROOMS with a FURTHER TWO GOOD SIZED BEDROOMS plus a stylish kitchen and modern house bathroom. Externally PRIVATE PARKING is offered along with an enclosed low maintenance garden to the rear.



Council Tax Band: D



PROPERTY DETAILS

A beautifully presented modern town house offering generous internal living accommodation set over three floors. This stunning home boasts two en-suite double bedrooms with a further two good sized bedrooms plus a stylish kitchen and modern house bathroom. Externally private parking is offered along with an enclosed low maintenance garden to the rear.

Situated within a highly desirable village location is an immaculate four bedroom attractive semi-detached property which would make an ideal purchase for a host of buyers with its versatile living accommodation. The property is presented to an extremely high standard and benefits from double glazing, gas heating and modern fixtures and fittings throughout. Viewing of this beautiful property is strongly advised to truly appreciate its generous living space.

The accommodation briefly comprises of entrance hallway, downstairs cloakroom, a good size lounge and a fitted kitchen with a range of attractive wall and base units. To the first floor the property offers two bedrooms, ensuite shower room and a household bathroom. To the second floor there is an additional bedroom along with the master bedroom with ensuite and a walk in wardrobe. Externally there is a shared parking to the front, with steps that lead down to a paved seating area. To the rear there is also a low maintenance paved and decked garden with complementary borders which makes for an excellent entertaining space.

Denholme is a thriving village which offers a range of local shops and amenities, and is ideally situated for commuters. The neighbouring town Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

GROUND FLOOR

ENTRANCE HALL

With central heating radiator, staircase to the first floor and part glazed entrance door.

CLOAKROOM / W.C

Double glazed window and central heating radiator. Low level flush W.C and pedestal hand wash basin.

LOUNGE

16'0" x 9'6"

double glazed window and door, central heating radiator and built in cupboard with gas fired boiler.

KITCHEN / DINER

12'9" x 9'0"

double glazed window and central heating radiator. Range of base and wall units matching with rolled edge work surfaces over. Stainless steel inset sink unit with mixer taps, built in oven and induction hob with extractor fan over, tiled splash backs and tiled flooring, integrated fridge, freezer and wine cooler.

FIRST FLOOR

LANDING

With staircase to the second floor and double glazed window.

BEDROOM FOUR

9'0" x 9'3"

double glazed window and central heating radiator.

BEDROOM TWO

12'3" x 9'6"

double glazed window and central heating radiator. Door leading to;

EN-SUITE

Three piece suite comprising of low level flush W.C, pedestal hand wash basin and separate walk-in shower cubicle, fully tiled.

HOUSE BATHROOM

With a modern three piece suite in white comprising of free standing bath with mixer tap and shower over, pedestal hand wash basin and low flush W.C., fully tiled walls, tiled flooring, recessed spot lights and opaque window.

SECOND FLOOR

LANDING

With double glazed window enjoying excellent views.

BEDROOM THREE

9'3" x 9'0"

double glazed window and central heating radiator.

MASTER BEDROOM

13'10" x 9'6"

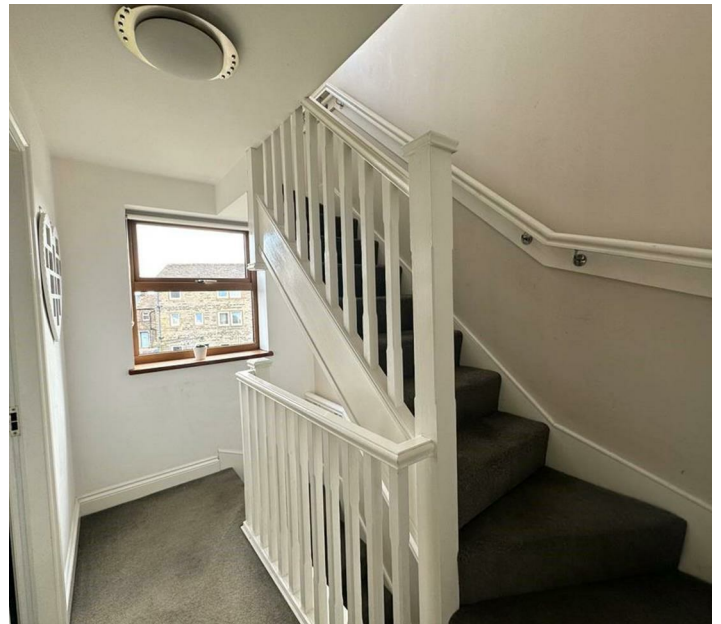
double glazed window, central heating radiator and walk-in wardrobe. Door leading to;

EN-SUITE

Three piece suite comprising of low level flush W.C, pedestal hand wash basin and separate walk-in shower cubicle. Fully tiled.

OUTSIDE

There is shared parking to the front, with steps that lead down to a paved seating area. To the rear is a low maintenance paved and decked garden with complementary borders which makes for an excellent entertaining space.







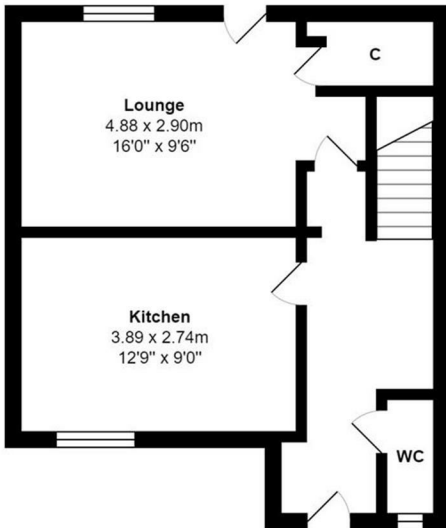
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

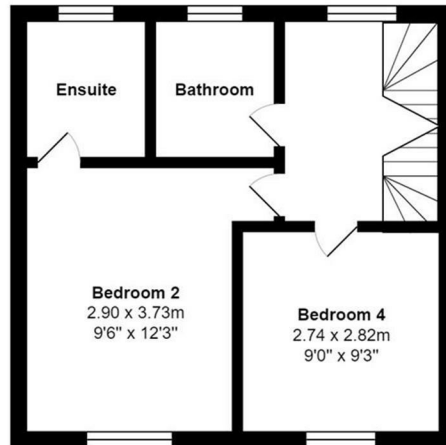
EPC Rating:

B

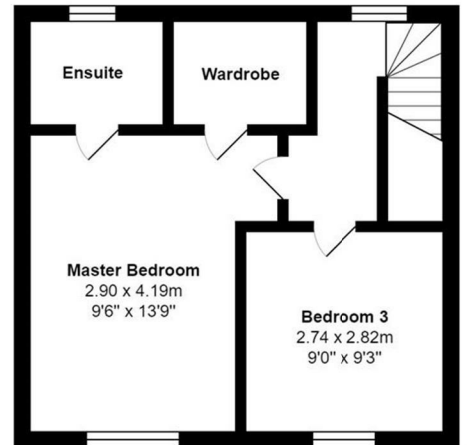
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor



First Floor



Second Floor

Total Area: 104.1 m² ... 1121 ft²

All measurements are approximate and for display purposes only