



Sunny Dale, Denholme, BD13 4JX

Asking Price of £115,000

- NO UPPER CHAIN
- NEUTRAL DECOR
- DOUBLE GLAZED
- LOVELY VIEWS
- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOM COTTAGE
- CLOSE TO VILLAGE AMENITIES
- GAS CENTRAL HEATED
- READY TO MOVE IN

Sunny Dale, Denholme BD13 4JX

A SUPERB TWO BEDROOM COTTAGE with OPEN PLAN LIVING ROOM/KITCHEN to the ground floor and two bedrooms and bathroom to the first floor with LOVELY VIEWS and CLOSE TO VILLAGE AMENITIES, bus links and schooling for all ages



Council Tax Band: A



PROPERTY DETAILS

A superb two bedroom cottage with open plan living room/kitchen to the ground floor and two bedrooms and bathroom to the first floor with lovely views and close to village amenities, bus links and schooling for all ages. Central heated and double glazed with neutral decor and carpets throughout and includes: entrance hall, open plan living/kitchen with multi fuel stove To the first floor; two bedrooms and bathroom. Outside; small walled frontage.

To the front is a small walled frontage.

Panelled and glazed door into:-

GROUND FLOOR

ENTRANCE HALL

With enclosed staircase leading to the first floor, ceiling light.

LIVING ROOM/KITCHEN

16'0" x 13'5"

with an attractive inglenook style fire surround with recessed multi fuel stove on a tiled hearth, deep window sill, lovely views, ceiling light.

KITCHEN

With a good range of ash effect wall and base units, stainless steel sink and drainer unit with matching mixer tap, granite effect work surfaces over with ceramic tiling above, built in electric oven with four ring electric hob with extractor fan over, provisions for an automatic washing machine, beams to the ceiling, useful understairs storage cupboard with wall mounted combination boiler.

FIRST FLOOR

LANDING

With built in cupboard, exposed beams, ceiling light.

BEDROOM ONE

11'4" x 10'1"

with stunning views, deep window sill, feature ceiling with exposed beam, ceiling light.

BEDROOM TWO

11'4" x 6'2"

with exposed beams to the ceiling, ceiling light.

BATHROOM

Containing a three piece white suite comprising panelled bath, pedestal wash hand basin, partial ceramic tiling to the walls, heated chrome towel rail, beams to the ceiling, wood effect flooring, ceiling light.

OUTSIDE



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	