



Main Road, Denholme,

£110,000

* TERRACE * TWO BEDROOMS * MODERNISED * MODERN KITCHEN & SHOWER ROOM *
* IDEAL STARTER HOME * CLOSE TO AMENITIES * OVERLOOKS FIELDS *

Tucked away yet overlooking fields is this two bedroom terrace property.

Having been modernised by the present owners to offer ready to move into accommodation, the property would appeal to a FTB/Investor.

The property benefits from a modern fitted kitchen, shower room, multi fuel fire and open fields to the rear.

Within walking distance of Denholme Village which has amenities, shops and local schools.

The accommodation briefly comprises entrance porch, open plan lounge/kitchen, cellar, two first floor bedrooms and a shower room.

To the outside there is a small seating area overlooking fields, with plants and pots.



Entrance Porch

Open Plan Lounge/Kitchen

17'4" x 14'5" (5.28m x 4.39m)

Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, plumbing for auto washer, double glazed window and radiator.

The lounge area has a cast iron multi fuel fire set in chimney breast, ceiling beams.



Cellar

First Floor

Bedroom One

12' x 7'10" (3.66m x 2.39m)

With radiator and double glazed window.



Bedroom Two

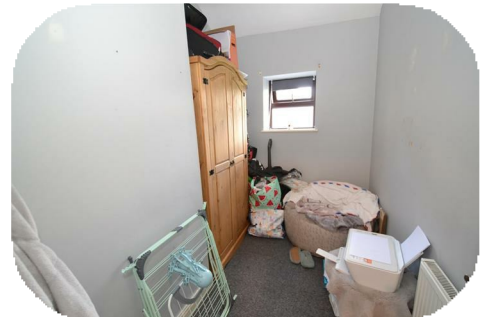
9'9" x 6'6" (2.97m x 1.98m)

With radiator and double glazed window.



Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, part tiled walls and floor.



Exterior

To the outside there is a small seating area overlooking fields, with plants & pots.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd/B6145, right onto Halifax Rd/A629, continue to follow A629 and Main Road will be found where the property is displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk