



Beech Drive, Denholme,

£210,000

* SEMI DETACHED * THREE BEDROOMS * CUL-DE-SAC * TWO RECEPTION ROOMS *
* SUN ROOM * CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

This three bedroom semi detached house is situated in a cul-de-sac position and would make a fantastic purchase for a number of buyers.

Located on the outskirts of Denholme Village yet within easy reach of amenities, shops and rural walks.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises hallway, lounge, dining room, kitchen and a sun room. There are three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear with a driveway leading to attached garage.

Viewing is strongly advised.



Hall

With radiator and understairs storage.

Lounge

12'8" x 11'1" (3.86m x 3.38m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Room

11'3" x 10'1" (3.43m x 3.07m)

With radiator, double glazed French doors.

Sun Room

17'10" x 5'4" (5.44m x 1.63m)

With French doors to rear.

Kitchen

11'3" x 9'6" (3.43m x 2.90m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, double glazed window and radiator.

First Floor

With double glazed window.

Bedroom One

11'4" x 10'2" (3.45m x 3.10m)

With radiator, double glazed window and built in wardrobe.

Bedroom Two

11'2" x 10'10" (3.40m x 3.30m)

With radiator and double glazed window.

Bedroom Three

6'10" x 5'9" (2.08m x 1.75m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising bath, low suite wc, pedestal wash basin, storage cupboard, double glazed window, radiator.

Exterior

To the outside there is a lawned garden to the rear with driveway leading to an attached garage, together with a useful outbuilding to the side for storage.

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, turn right onto Halifax Rd/A629, continue to follow A629 for 2.5 miles, turn left onto Beech Dr, turn left to stay on Beech Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

B



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 (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (15-38) F | | (15-38) F | |
| (1-14) G | | (1-14) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 64 | 82 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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