



**Halifax Road, Denholme,
Offers Over £250,000**

* DETACHED BUNGALOW * THREE BEDROOMS * STUNNING VIEWS * NO CHAIN *

* GOOD SIZED GARDENS * SEMI RURAL LOCATION * GARAGES * AMPLE PARKING *

Available with no onward chain, is this unique three bedroom detached bungalow. Viewing essential to fully appreciate the substantial footprint and open outlook of this property

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation requires some modernisation and briefly comprises reception hall, lounge, kitchen, three bedrooms and house bathroom.

To the outside there are good sized gardens, ample parking and two garages.



Reception Hall

With radiator.

Lounge/Dining Area

21'2" x 12'4" (6.45m x 3.76m)

Kitchen

9'7" x 9'1" (2.92m x 2.77m)

Dark oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven.

Bedroom One

13'1" x 9' (3.99m x 2.74m)

With radiator.

Bedroom Two

12' x 9'10" (3.66m x 3.00m)

With radiator.

Bedroom Three

7'2" x 8'8" (2.18m x 2.64m)

With fitted wardrobes and radiator.

Bathroom

Three piece suite, part tiled walls and radiator.

Exterior

To the outside there are good sized gardens, ample parking and two garages.

TENURE

FREEHOLD

Council Tax Band

D



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84	16		
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