



Station Road, Denholme,

£110,000

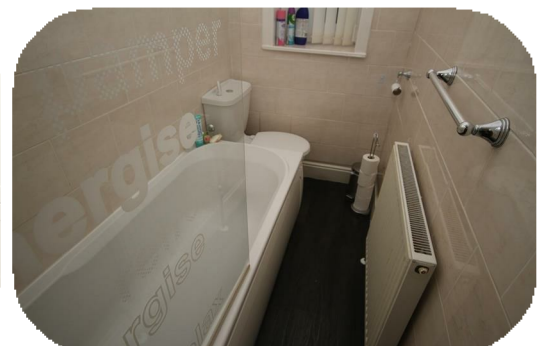
*** TERRACED HOUSE * THREE BEDROOMS * HEART OF DENHOLME VILLAGE ***

*** THREE FLOORS * GOOD SIZED ACCOMMODATION ***

A fantastic opportunity for the first time buyer/investor to purchase this stone built terrace house.

Benefits from both gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, lounge, dining kitchen, two first floor bedrooms, house bathroom, together with a further attic bedroom to the second floor.



Entrance Hall

Lounge

17'6" x 9'9" (5.33m x 2.97m)
With feature fireplace, radiator.

Dining Kitchen

10'8" x 8'9" plus 6'8" x 7'4" (3.25m x 2.67m plus 2.03m x 2.24m)
Cream wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

17'4" x 9'8" (5.28m x 2.95m)
With radiator.

Bedroom Two

10'2" x 7'5" (3.10m x 2.26m)
With radiator.

Bathroom

Three piece white suite, radiator.

Second Floor

Bedroom Three

11'5" x 12' (3.48m x 3.66m)
With radiator.

Directions

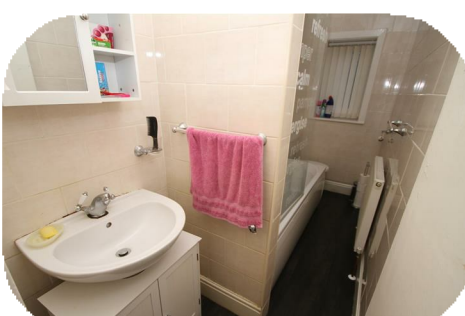
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644, turn left onto Perseverance Rd, continue onto Ned Hill Rd, turn right onto Syke Ln, take the slight right to stay on Syke Ln, right onto Causeway Foot/A629, turn right onto Station Rd and the property will be seen 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(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		
(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		

