



**Fairfield, Denholme,**  
**Offers In Excess Of £150,000**

**\*\* END TOWNHOUSE \*\* THREE BEDROOMS \*\* POTENTIAL TO EXTEND (STPP) \*\***

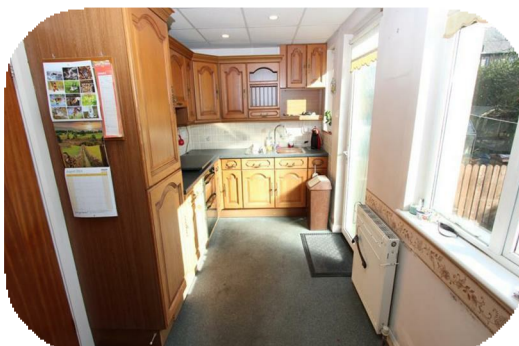
**\*\* CORNER PLOT \*\* DINING KITCHEN \*\* GARDENS, GARAGE & PARKING \*\* NO CHAIN \*\***

This three bedroom end townhouse would make an ideal purchase for a number of buyers and offers further potential to extend (subject to planning permission).

Situated in the heart of Denholme and within easy reach of amenities, schools and rural walks.

The property requires modernisation throughout and benefits from GCH, DG, garage, garden and a driveway. Briefly comprising entrance vestibule, lounge, dining kitchen, w/c, three first floor bedrooms and a shower room.

To the outside there is a corner plot garden with a driveway leading to a single garage.





## Entrance Vestibule

## Lounge

12'3" x 14'8" (3.73m" x 4.47m")

Electric fire and radiator.

## Dining Kitchen

7'4" x 14'8" (2.24m" x 4.47m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor fan, radiator and upvc door leading to rear.

## W/C

Low flush wc.

## First Floor Landing

## Bedroom One

11'6" x 9'0" (3.51m" x 2.74m")

Radiator.

## Bedroom Two

11'0" x 10'3" (3.35m" x 3.12m")

Radiator.

## Bedroom Three

7'8" x 8'0" (2.34m" x 2.44m")

Radiator.

## Shower Room

White three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

## Exterior

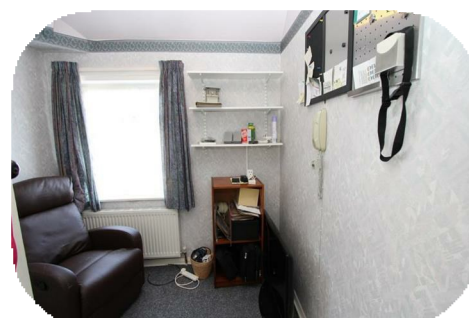
Corner plot with lawn and seating area together with a driveway leading to a single garage.

## Council Tax Band

A

## Tenure

FREEHOLD.



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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