



**New Street, Denholme,**

**£95,000**

**\* END TERRACE \* TWO BEDROOMS \* MODERN \* WELL PRESENTED \* IDEAL FTB \*  
\* MODERN KITCHEN & BATHROOM \* SMALL GARDEN \***

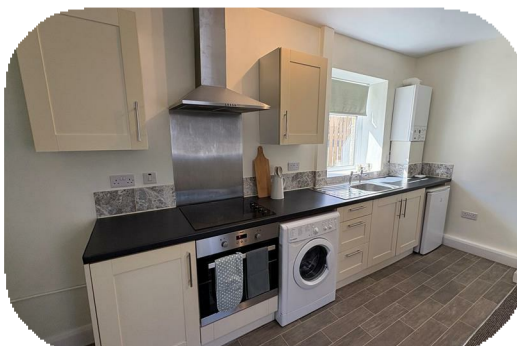
Welcome to this modern and well presented two bedroom stone built two bedroom end terrace.

The property would make an ideal purchase for a FTB/Investor.

Having a modern fitted kitchen, house bathroom and small garden to the side.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a small garden to the side.





## Entrance Vestibule

## Open Plan Lounge / kitchen

14'8" x 14'3" (4.47m x 4.34m)

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

## Cellar

Useful storage.

## First Floor

### Bedroom One

6'8" x 7'7" (2.03m x 2.31m)

With radiator and double glazed window.

### Bedroom Two

9'8" x 9'9" (2.95m x 2.97m)

With radiator and double glazed window.

## Bathroom

Modern three piece comprising panelled bath with mixer shower over, low suite wc, pedestal wash basin, radiator, double glazed window.

## Exterior

To the outside there is a small garden to the side.

## Directions

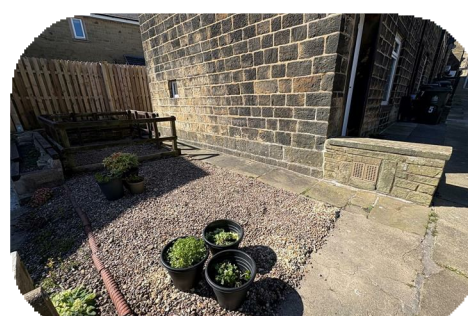
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd/B6145, right onto Halifax Rd/A629, continue to follow A629, turn left onto South St, turn right and New Street will be seen 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 <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                                 |         | 90        | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   | 62      |           | (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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