

**Lodge Gate, Denholme Bradford BD13 4BB** 



### welcome to

## **Lodge Gate, Denholme Bradford**

Situated in the popular area of Denholme, this well-presented two-story mid-terrace home offers a fantastic opportunity for first-time buyers or buy-to-let investors. Offered with No Onward Chain.





Situated in the popular area of Denholme, this well-presented two-story mid-terrace home offers a fantastic opportunity for first-time buyers or buy-to-let investors. Denholme is a charming village known for its strong sense of community, excellent countryside walks, and convenient access to nearby towns, making it a sought-after location.

Entering through the front door, you are welcomed into a small hallway providing access to both floors and leading into a spacious living room, recently redecorated and featuring an attractive fire surround. To the rear, the kitchen has also been refreshed and offers access to a useful cellar, perfect for additional storage. A rear porch provides access to the enclosed yard and off-street parking.

Upstairs, you'll find two well-proportioned bedrooms-a generous double and a good-sized single-alongside a modern family bathroom. With fresh décor throughout, this property is ready to move into and is offered with no onward chain. Early viewing is highly recommended, as we don't expect this one to be available for long.











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### **Lodge Gate, Denholme Bradford**

- Two Bedrooms
- Mid-Terrace
- Cellar
- No Onward Chain
- Off Street Parking

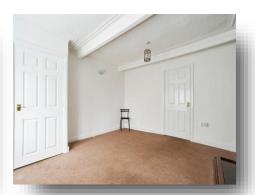
Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £100,000









Please note the marker reflects the postcode not the actual property

#### view this property online holroydsestateagents.co.uk/Property/KEI103976



Property Ref: KEI103976 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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