



## 8 New Street, Denholme, Bradford, BD13 4AE

Asking Price £90,000

- TWO BEDROOM BACK TO BACK TERRACE
- EXCELLENT TRANSPORT LINKS
- POTENTIAL BUY TO LET INVESTMENT
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL VILLAGE LOCATION
- IDEAL FOR FIRST TIME BUYERS
- MODERN FINISH THROUGHOUT
- DOUBLE GLAZED WINDOWS

# 8 New Street, Bradford BD13 4AE

TWO BEDROOM TERRACED HOME IDEAL FOR FIRST TIME BUYERS, YOUNG PROFESSIONALS AND BUY TO LET INVESTORS ALIKE.



Council Tax Band: A



## Property Description

\*\*\*IDEAL FIRST TIME BUY\*\*\* Situated in the heart of Denholme Village, BD13 is this two bedroom back to back terraced property with a MODERN and NEUTRAL FINISH THROUGHOUT. The house sits within CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES, has EXCELLENT TRANSPORT LINKS into surrounding villages, and bigger towns and COUNTRYSIDE WALKS on its doorstep, making it an IDEAL FOR FIRST TIME BUYERS, YOUNG PROFESSIONALS & BUY TO LET INVESTORS ALIKE. In brief the property comprises an entrance vestibule, an OPEN PLAN LIVING/KITCHEN with cellar access to the ground floor, a landing with a built in utility cupboard, TWO BEDROOMS and bathroom to the first floor. Externally, there is a low maintenance yard to the front. Viewings by appointment only

## Accommodation

### Ground Floor

#### Entrance Vestibule

With a uPVC door to front, ideal for storing coats and shoes leading to the living room.

#### Living Room

14'7" x 13'7"

A light and airy living room with a double glazed window to front, a gas central heating radiator, an open flow into the kitchen and access to the stairs to the first floor.

#### Kitchen

7'3" x 5'4"

A modern fitted kitchen with a range of wall and base units, an electric oven, hob and extractor fan over, an integral fridge freezer, a sink and drainer and access to the cellar.

### First Floor

#### Landing

Leading to both bedrooms, bathroom and a built in utility cupboard housing the boiler and with plumbing for a washing machine.

#### Bedroom One

8'7" x 11'10"

A naturally lit main double bedroom with a gas

central heating radiator, a double glazed window to front, fitted wardrobes and weird door leading to the second bedroom.

#### Bedroom Two

3'10" x 13'8"

A generous single room, offering space for a single bed or office space, with a gas central heating radiator and a double glazed window to front.

#### Bathroom

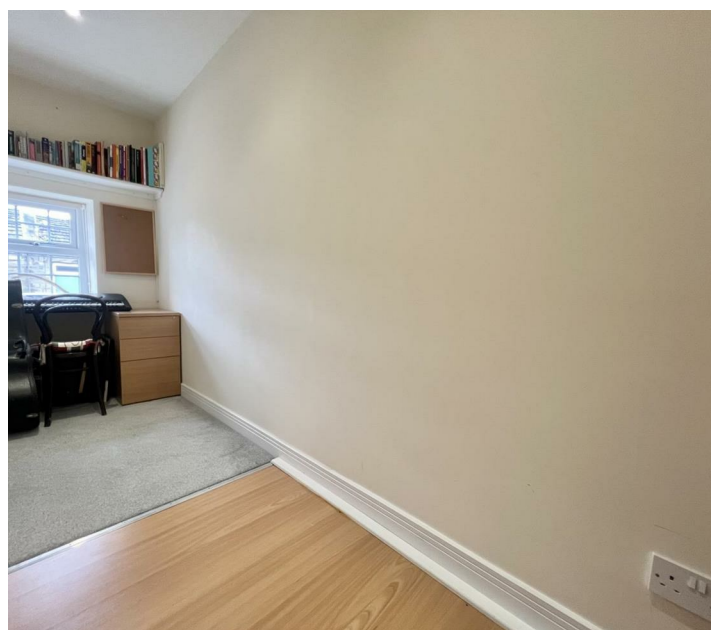
Part-tiled bathroom with a white three piece suite consisting of a bath with overhead shower, wash hand basin, w/c, a double glazed window to front and a heated towel rail.

#### External

The property has a small, low maintenance yard to the front with a walled border.

## Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







## Directions

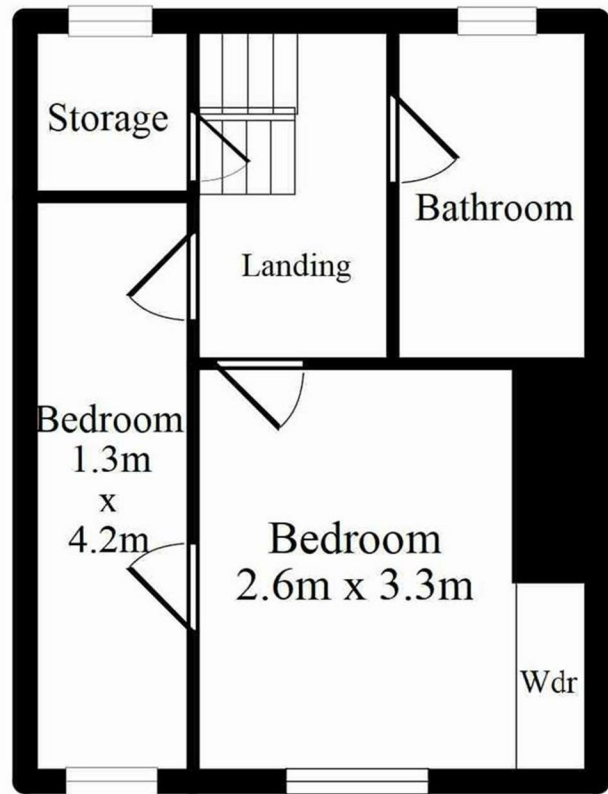
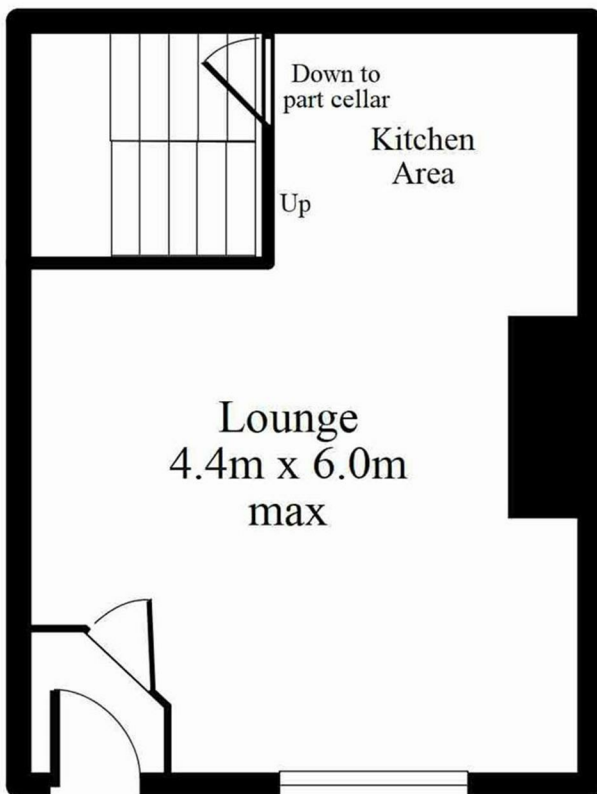
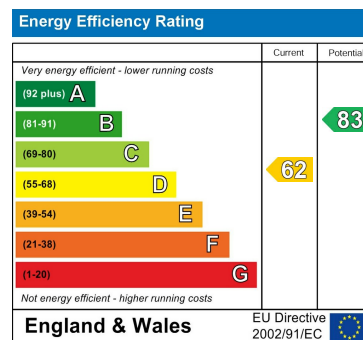
Through by light terrace

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024