



## 43 Longhouse Drive, Denholme, Bradford, BD13 4NG

Offers Over £155,000

- SEMI-DETACHED TRUE BUNGALOW
- \*\* NO ONWARD CHAIN \*\*
- GARDENS TO FRONT & REAR
- WELL-PRESENTED THROUGHOUT
- TWO BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- DETACHED GARAGE
- EXCELLENT TRANSPORT LINKS



# 43 Longhouse Drive, Bradford BD13 4NG

TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW SITUATED ON A QUIET CUL-DE-SAC WITHIN A POPULAR RESIDENTIAL VILLAGE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN!



Council Tax Band: A



## Property Description

\*\*\*TWO BEDROOM TRUE BUNGALOW\*\*\*

Offered to the market with NO ONWARD CHAIN is this WELL-PRESENTED two bedroom TRUE BUNGALOW, situated on a DESIRABLE END OF QUIET CUL-DE-SAC plot within the POPULAR RESIDENTIAL VILLAGE of Denholme, BD13. With EXCELLENT CONNECTING LINKS, an ARRAY OF LOCAL AMENITIES NEARBY and an ENVIABLE POSITION, we feel this property is ideal for a number of different buyers including PEOPLE LOOKING TO DOWNSIZE, FIRST TIME BUYERS & BUY TO LET INVESTORS ALIKE. In brief, the bungalow offers accommodation OVER ONE FLOOR and comprises an entrance hall, GENEROUSLY PROPORTIONED LIVING ROOM with a MODERN KITCHEN, TWO DOUBLE BEDROOMS & a bathroom. Externally, the property offers GARDENS TO FRONT & REAR with parking in front of an off-plot GARAGE. Early viewings are recommended with appointments made directly with Bronte Estates.

## Accommodation

### Entrance Hall

7'04 x 4'07

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

### Living Room

11'10 x 15'11

A light and airy, generous in size living room with a gas central heating radiator, double glazed patio door to front and a newly installed gas fire with mantle over.

### Kitchen

7'05 x 10'10

A modern kitchen, fitted with a range of wall and base units with work surfaces over and tiled splashbacks, an integral electric fan oven with gas hob over, space and plumbing for a fridge freezer and washing machine, a gas central heating radiator, double glazed window to side and a sink and drainer.

### Bedroom One

8'09 x 15'01

A substantial main double bedroom with a double glazed window to rear and a gas central heating radiator.

### Bedroom Two

10'06 x 8'09

A second double bedroom to the rear aspect with a double glazed window to rear and gas central heating radiator.

### Bathroom

A modern bathroom fitted with a white three piece suite consisting of a bath with shower over, a wash hand basin with vanity unit under, a w/c, gas central heating and frosted double glazed window to side.

### External

Externally the property benefits from gardens to front and rear. To the front a raised decking with storage underneath, providing outside seating space with a lower tier of artificial grass garden and fenced border. To the rear, a low maintenance pebbled garden with fenced borders and a pathway leading to the side and front. A detached garage with up and over door is also included and easily accessed to the rear of the property.

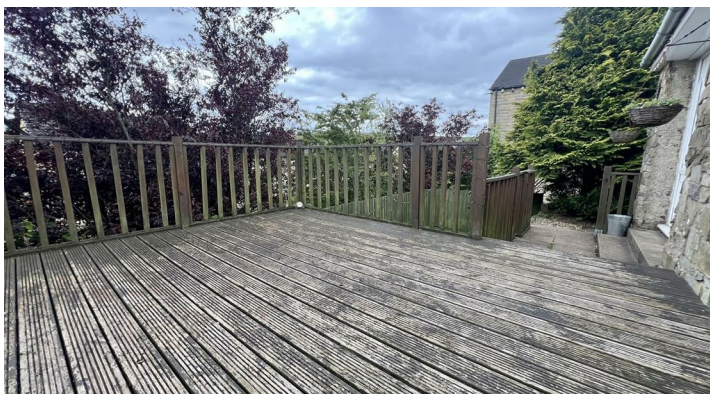
### Agents Notes

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.

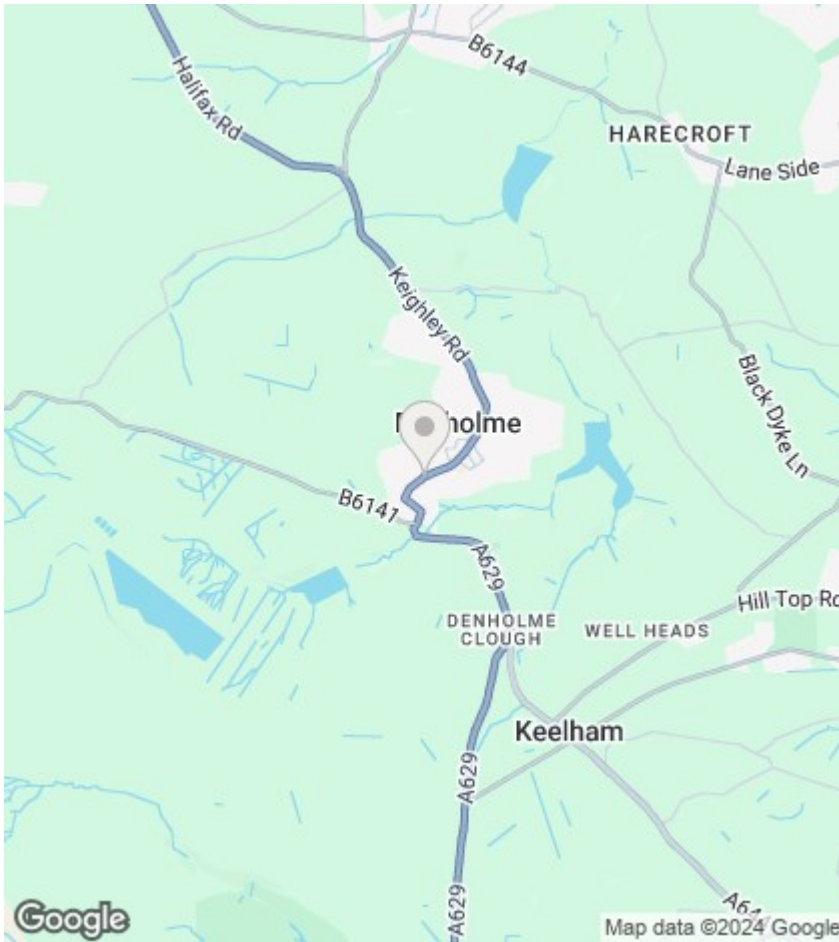












## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

