



5 Old Road, Denholme, Bradford, BD13 4DJ

£82,500

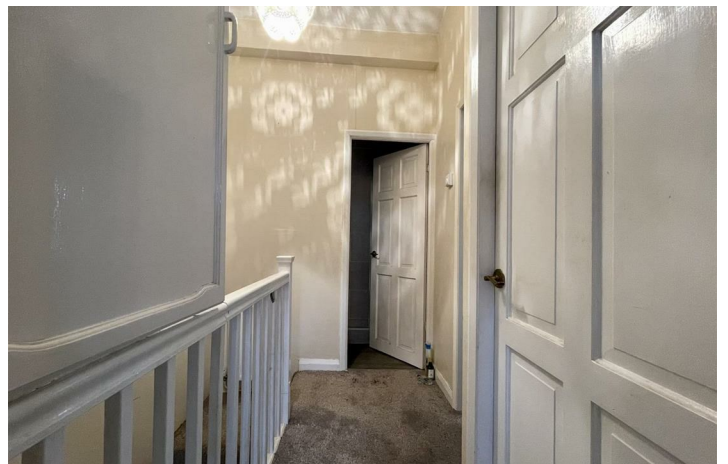
- **** TWO BEDROOM COTTAGE ** END TERRACE**
- **CHARACTER FEATURES**
- PLEASANT ASPECT TO THE REAR
- Available with No Chain
- Views over a field to the rear
- Modern kitchen & bathroom,
- Located close to village amenities

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**** TWO BEDROOM COTTAGE ** END TERRACE ** CHARACTER FEATURES ** BACKWATER LOCATION ** PLEASANT ASPECT TO THE REAR **** Although some modernisation is required, this cottage property offers great potential and a pleasant location with views over a field to the rear. Gas central heating, modern kitchen & bathroom. Located close to village amenities and bus routes into Bradford, Halifax and Keighley at the end of the road.



Council Tax Band: A



Entrance Hall

Stairs off to the first floor and a door to the lounge.

Lounge

16'1" x 14'3"

Fireplace recess with a multi-fuel cast iron stove, exposed beams and the original fitted storage cupboards. Windows to the both the front and rear elevations, archway to the kitchen and a central heating radiator.

Kitchen

10'2" x 4'7"

Fitted with base and wall units, laminated working surfaces and splash-back wall tiling. Electric double oven, electric hob, plumbing for a washing machine and a stainless steel sink & drainer. Window to the rear and a door to the cellar.

Cellar

A small keeping cellar providing additional storage.

First Floor

Landing area with access to the loft space and doors off to the WC, both bedrooms and bathroom.

Bedroom One

11'5" x 9'7"

Window to the front elevation and a central heating radiator.

Bedroom Two

10'6" x 6'2"

Window to the rear elevation, central heating boiler and a radiator.

Bathroom

A modern, fully tiled bathroom comprising of a panelled bath with a thermostatic shower over and a washbasin with mixer tap and storage below. Window to the front elevation and a central heating radiator.







Directions

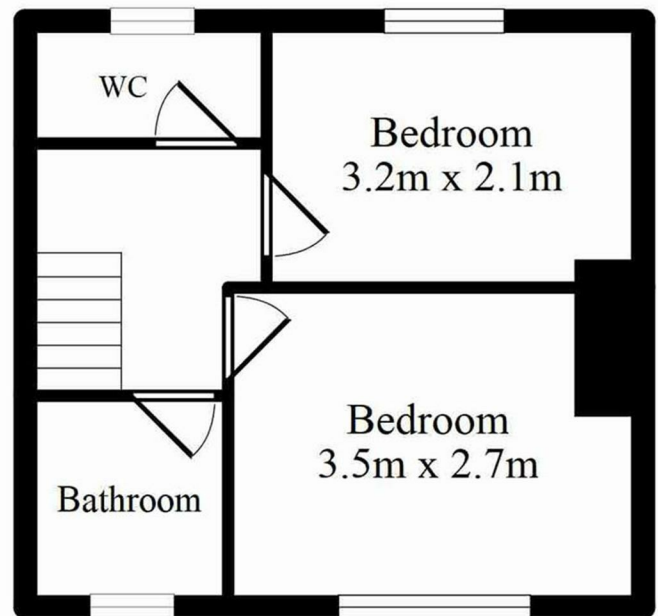
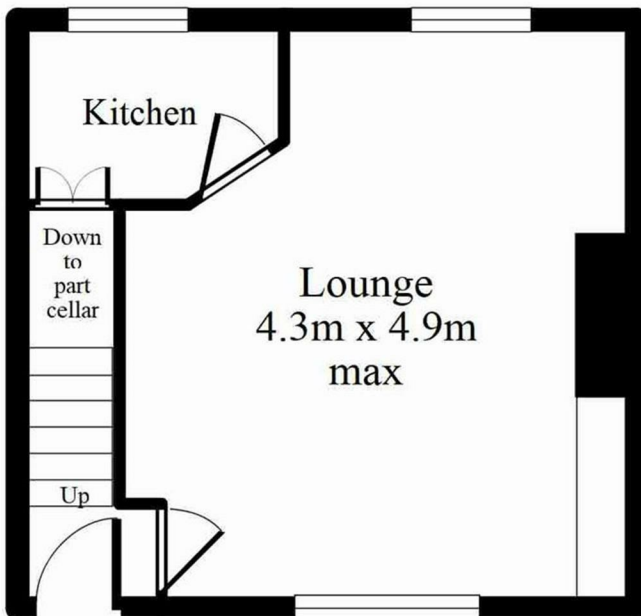
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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