



## 6 Tempest Close, Denholme, Bradford, BD13 4EE

£210,000

- MODERN TOWNHOUSE
- SET ACROSS THREE FLOORS
- INTEGRAL GARAGE & DRIVEWAY
- GAS CENTRAL HEATING
- OPEN PLAN LIVING SPACE
- THREE BEDROOMS
- OFFICE / STORE
- WELL PRESENTED THROUGHOUT
- ALARM SYSTEM
- GARDEN TO THE REAR

# 6 Tempest Close, Bradford BD13 4EE

**\*\* SPACIOUS, MODERN TOWNHOUSE \*\* THREE BEDROOMS \*\* OFFICE/STORAGE ROOM \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are delighted to offer for sale this impressive family home in Denholme, built in 2019 and in excellent condition throughout. Briefly comprising of an Entrance Hall, WC, Utility Room and a good sized store room or office space to the ground floor. To the first floor is a large open Kitchen/Dining/Living space with French doors leading out to an enclosed rear garden. To the second floor, there are three bedrooms, master with en-suite and a family bathroom. Integral garage, off-road parking and garden to the rear. A cul-de-sac location with bus routes and local amenities close by.



Council Tax Band: C



### **ENTRANCE HALL**

13'8 x 6'4

Front entrance door, under stairs storage cupboard, alarm panel, smoke alarm, central heating radiator, stairs to the first floor.

### **INNER HALLWAY**

8'6 x 3'4

Doors leading to the utility room, ground floor WC and office/ occasional bedroom.

### **UTILITY ROOM**

Integrated washing machine, fitted work surface, stainless steel sink & drainer.

### **GROUND FLOOR WC**

Modern fitted suite to include low flush WC, wash basin with storage below, central heating radiator & extractor fan.

### **OFFICE/ OCCASIONAL BEDROOM**

9'9 x 8'4

Central heating radiator, no external window to this room.

### **FIRST FLOOR LANDING**

Open spindle balustrade to staircase, smoke alarm, central heating radiator, window to the front.

### **LARGE OPEN PLAN LIVING KITCHEN AREA**

27'1 x 16'7 max

### **LOUNGE AREA**

Carpeted lounge area, French doors to the rear leading out on the garden, two central heating radiators.

### **KITCHEN AREA**

Modern range of base & wall units, contrasting work surfaces, complementary upstands, integrated dish washer & fridge freezer, boiler cupboard, one & a half bowl stainless steel sink & drainer with mixer tap, electric Zanussi oven & gas hob, extractor, ceiling spot lights, smoke alarm.

### **SECOND FLOOR LANDING**

Access to the loft & smoke alarm.

### **BEDROOM ONE**

10'10 x 10'2

Fitted wardrobes to the length of one wall, central heating radiator & window to the front.

### **ENSUITE**

Modern bathroom suite to include; walk in shower cubicle with glass screen, electric shower, low flush WC, wash basin, shaver point, central heating radiator, window to the front.

### **BEDROOM TWO**

10'1 x 10'1

Central heating radiator, window to the rear.

### **BEDROOM THREE**

10'1 x 6'4

Central heating radiator, Velux window to the rear.

### **HOUSE BATHROOM**

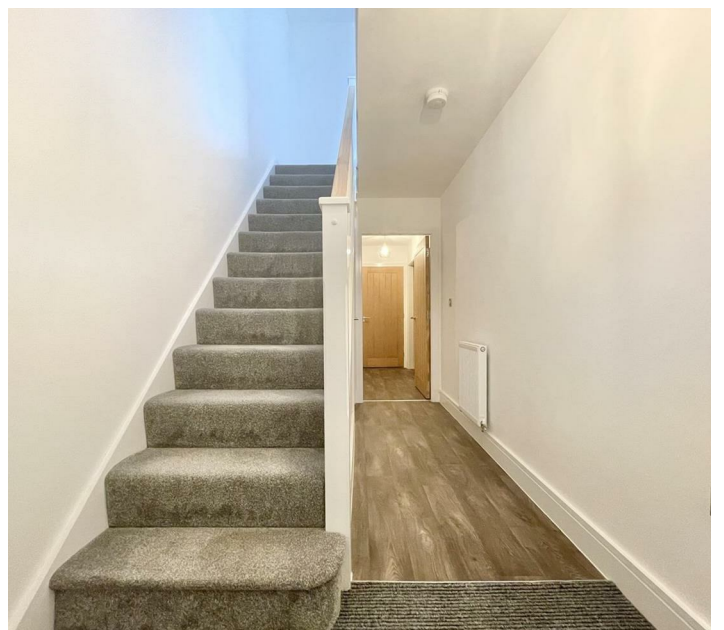
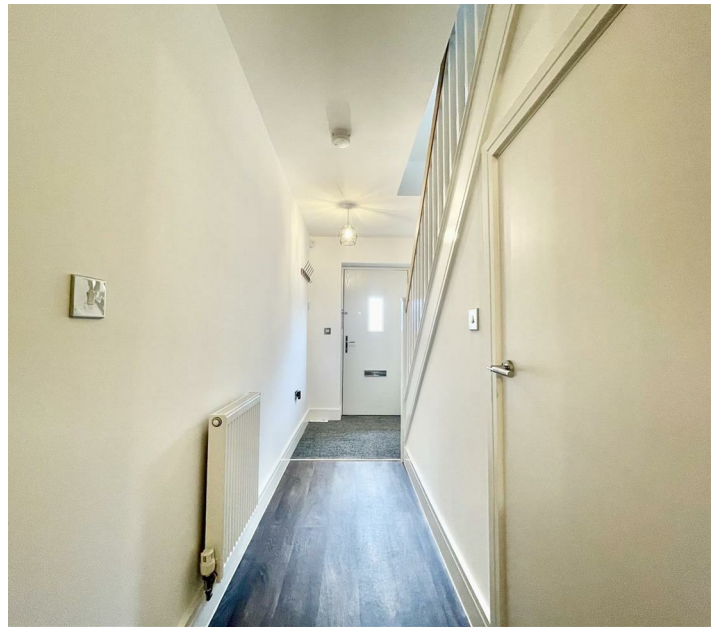
Modern three piece bathroom suite comprising; panelled bath with rainfall shower & hand held shower, low flush WC, wash basin, shaver point, ceiling spot lights, extractor fan, central heating radiator.

### **GARAGE**

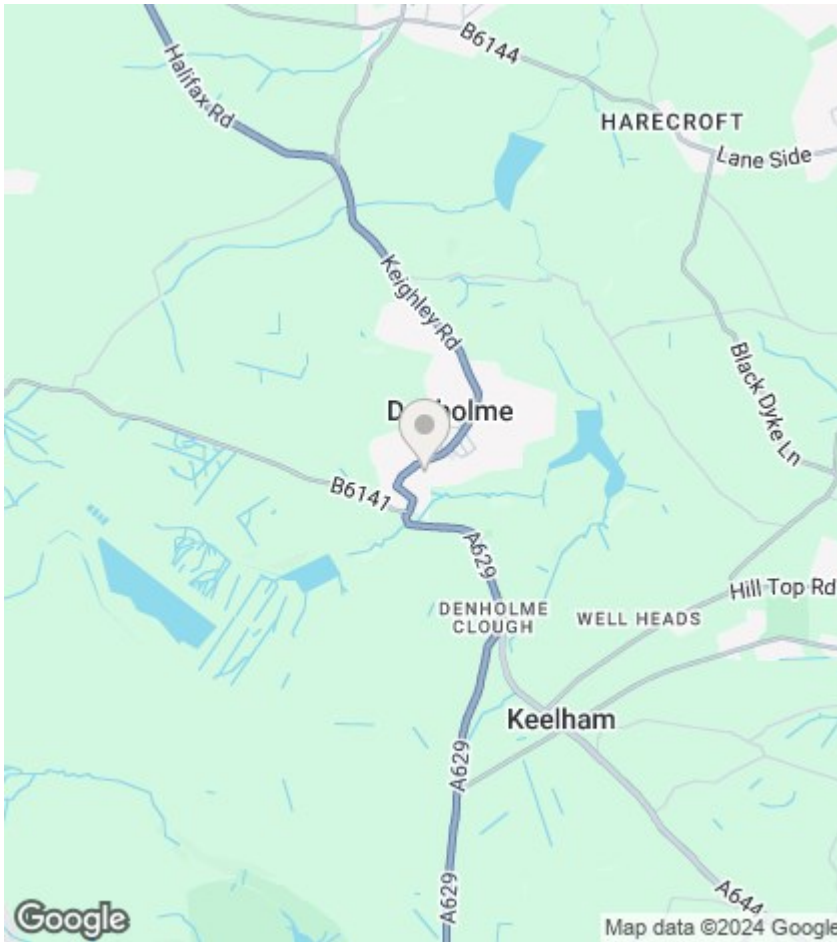
Single integral garage with up & over door, power & light.

### **EXTERIOR**

Enclosed rear garden with low maintenance gravel, patio seating area & flower beds. Driveway parking to the front & low maintenance gravel area.







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 