

3 Seven Acres, Denholme, Bradford, BD13 4NF

£192,500

- MODERN MID-TOWNHOUSE
- POPULAR DEVELOPMENT IN DENHOLME
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- SET ACROSS THREE LEVELS
- OFF-ROAD PARKING
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED

3 Seven Acres, Bradford BD13 4NF

**** MODERN THREE BEDROOM TOWNHOUSE ** SET ACROSS THREE FLOORS ** DRIVEWAY PARKING & GARAGE ** REAR GARDEN **** Bronte Estates are pleased to offer for sale this ideal family home on the popular Seven Acres development in Denholme. Located close to village amenities, transport links and enjoying an open aspect to the front. Briefly comprising of: Ground Floor - Hallway, WC, Bedroom Three & Utility. First Floor - Lounge & Dining Kitchen. Second Floor - two double Bedrooms & a family Bathroom. Gardens, Garage & Driveway.



Council Tax Band: C



Ground Floor

Entrance Hall

Space for coats and shoes, stairs off to the first floor and doors to the WC and third bedroom. Central heating radiator.

WC

A handy ground floor WC with washbasin and a central heating radiator.

Bedroom Three

12'6 x 9'2

Exterior door and window to the rear elevation. Doors off to a utility space and a useful storage cupboard. Central heating radiator.

Utility

A small utility space with plumbing for a washing machine, space for a tumble dryer and a window to the rear elevation.

First Floor

Lounge

16'3 x 12'0

Two windows to the front elevation and a central heating radiator.

Dining Kitchen

16'3 x 13'9

Fitted kitchen area with a range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated appliances and ample space for a dining table. Two windows to the rear elevation and a central heating radiator.

Second Floor

Bedroom One

16'1 x 10'1

Two windows to the front elevation and a central heating radiator.

Bedroom Two

15'8 x 9'2

Window to the rear elevation and a central heating radiator.

Bathroom

A Three piece family shower room comprising of a large walk-in shower washbasin and WC. Fully tiled walls, heated towel rail and a window to the rear elevation.

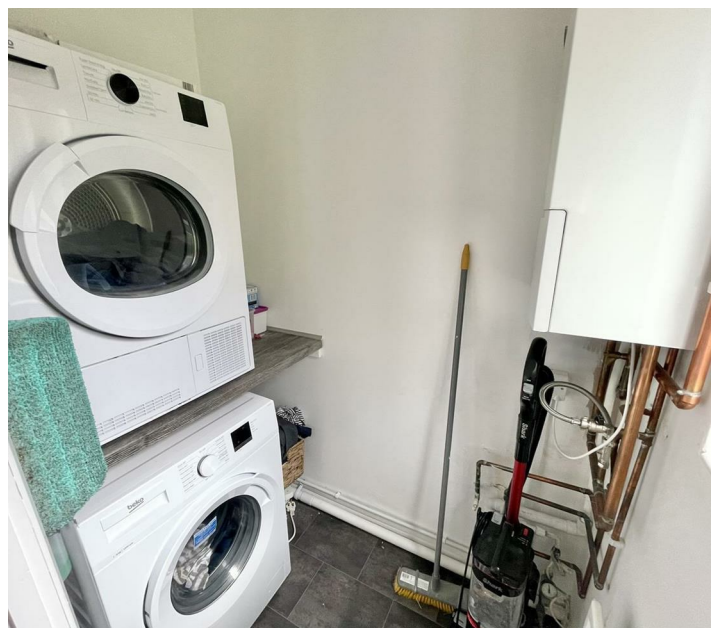
Garage

16'3 x 8'10

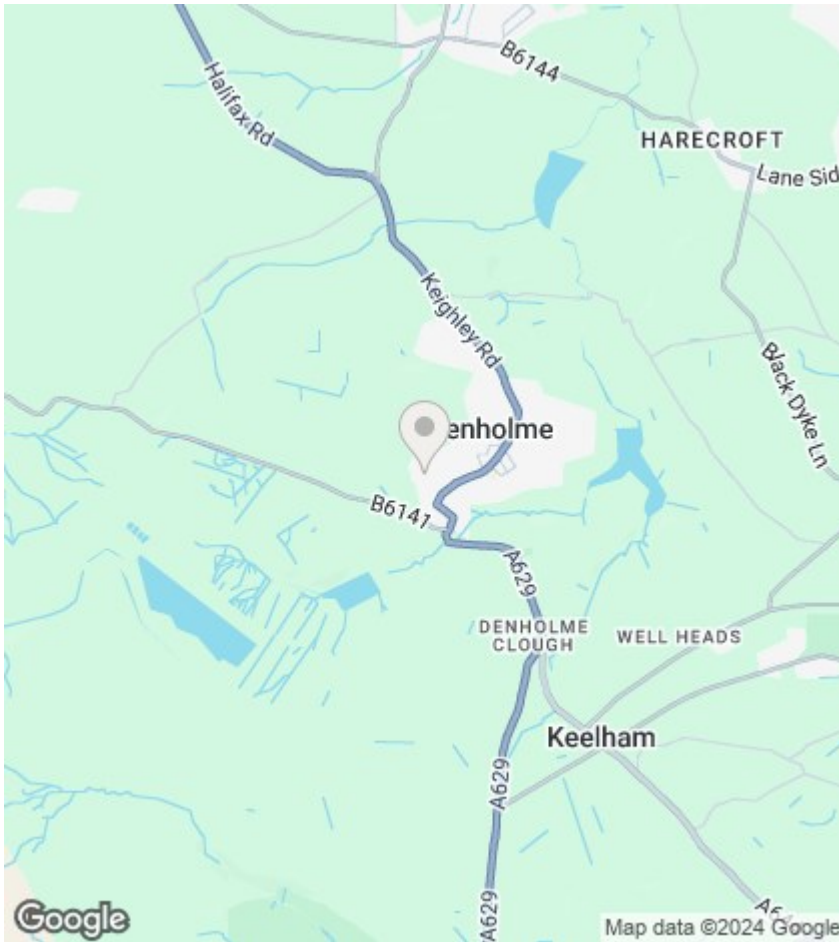
'Up and over' door, power land light.

External

To the front of the property is an off-road parking space for one car and access to the garage. To the rear is an enclosed garden with lawn and decking areas.







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			
(81-91) B			84
(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 