



## 5 Sunny Dale, Denholme, Bradford, BD13 4JX

Offers In The Region Of £175,000

- THREE BEDROOM TERRACED COTTAGE
- MODERN BATHROOM SUITE
- NEWLY INSULATED ROOF
- LOCATED WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- DONT MISS OUT ON THIS LOVELY PROPERTY
- NEWLY FITTED KITCHEN
- STUNNING VIEWS ACROSS THE VALLEY
- MULTI FUEL BURNER IN THE LIVING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CALL BRONTE ESTATES TO BOOK A VIEWING TODAY



# 5 Sunny Dale, Bradford BD13 4JX

Delightful three-bedroom terraced cottage offering a perfect blend of modern comfort and picturesque views of the valley. The property has been thoughtfully modernised by the current owner, ensuring that it meets the needs of contemporary living while retaining its character. The property is enhanced by a multi-fuel burner that provides a cosy focal point for the living space. The stunning views from the cottage are truly a highlight, overlooking the valley across the farmland.

Boasting new central heating boiler, windows, and doors, ensuring energy efficiency and a comfortable environment throughout the year. The property benefits from two double bedrooms and one single bedroom, offering ample space for families. This terraced cottage is conveniently located near local amenities, schools & transport routes. Don't miss the opportunity to make this charming cottage your own and enjoy all that Sunny Dale has to offer.



Council Tax Band: B



## **LOUNGE**

16'1" x 16'2"

Large open plan living area boasting a lovely wood burner installed in the fireplace. Windows to the front beautifully frame the stunning, far-reaching views across the valley. Central heating and double glazing windows included.

## **KITCHEN**

10'3" x 9'7"

Located to the rear of the property, refitted in 2017 to a very high standard. Central heating and double glazing windows included.

## **LANDING**

Provides access to the three bedrooms and bathroom.

## **BEDROOM 1**

10'2" x 10'0"

Double bedroom with a front facing window overlooking the the views of the valley. Central heating radiators and double glazing windows included.

## **BEDROOM 2**

11'6" x 10'0"

Double bedroom with a front facing window overlooking the the views of the valley. Central heating radiators and double glazing windows included.

## **BEDROOM 3**

11'8" x 5'8"

Located to the rear of the property, the smaller of the three bedrooms. Central heating radiators and double glazing windows included.

## **BATHROOM**

6'7" x 5'2"

Modern bathroom located near the second bedroom, fitted with a bath, basin and toilet.

## **SHOWER ROOM**

4'7" x 2'11"

Located off the landing is a shower room with corner shower cubicle.

## **EXTERIOR**

The rear of the property contains a delightful, charming yard. To the front, the property benefits from a front porch fit with a new door,

and a yard behind a stone wall, housing a log store for the wood burner found in the living room.

## **ADDITIONAL INFORMATION**

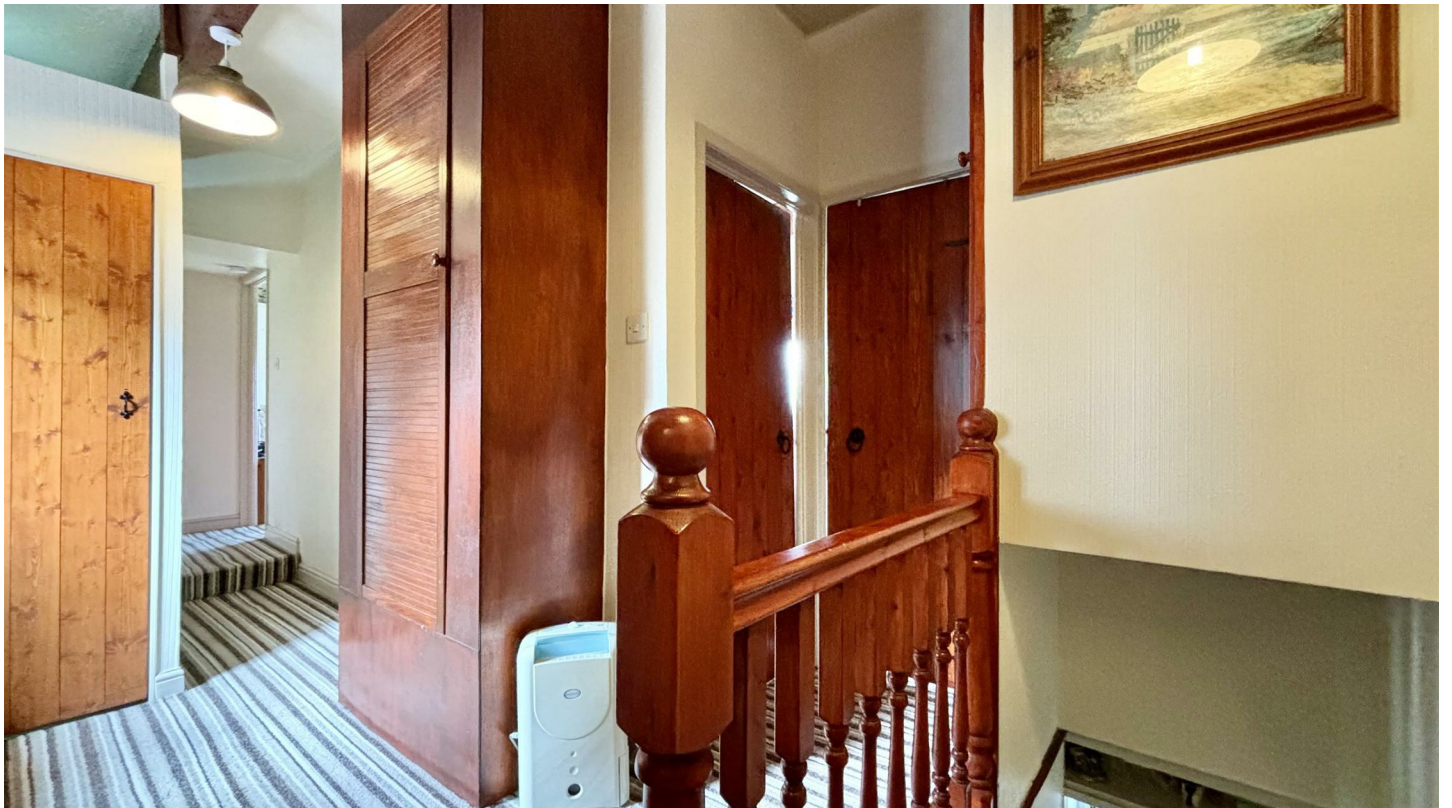
The vendors have advised the following works have been carried out:

- New bathroom suite fitted in 2014
- All new windows and doors fitted in 2017
- New kitchen fitted in 2017
- New boiler fitted in 2019 and full service history
- New roof, insulation & chimney in 2021

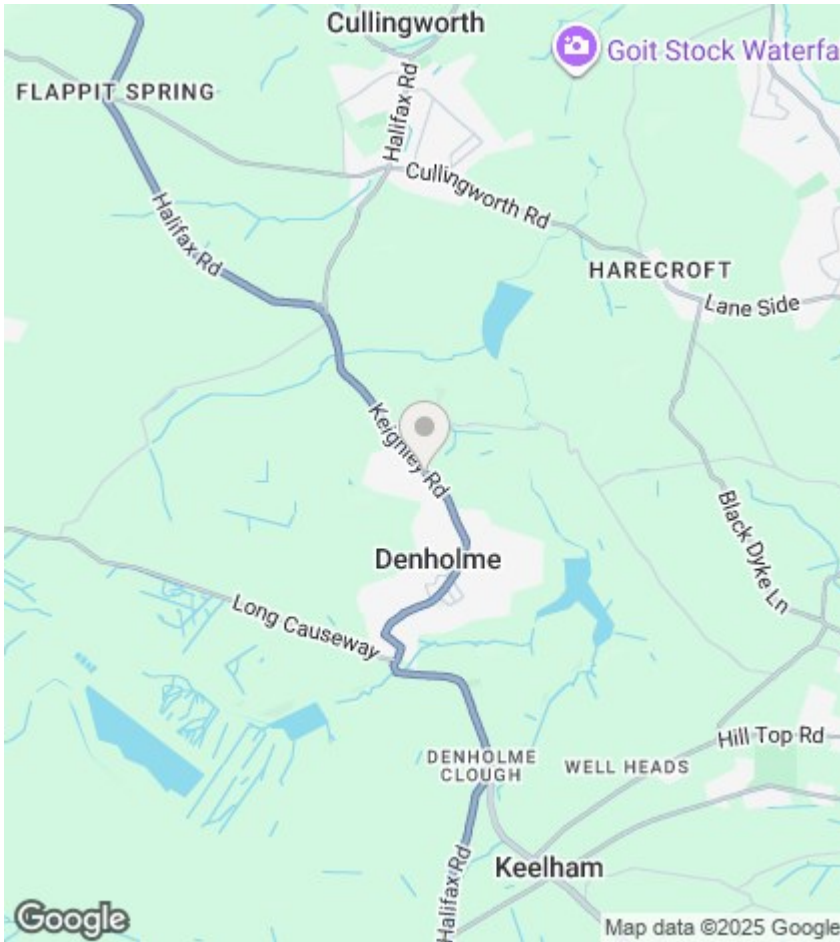












## Directions

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 86        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 60                      |           |
| (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 |           |

