



**16 Main Road, Bradford, BD13 4DL**

**£112,500**

- TWO BEDROOM END TERRACE
- KITCHEN EXTENSION TO THE REAR
- GAS CENTRAL HEATING
- GARDEN TO THE REAR
- ON A BUS ROUTE
- COTTAGE STYLE PROPERTY
- RECENT NEW ROOF
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING ADVISED



# 16 Main Road, Bradford BD13 4DL

**\*\* TWO BEDROOM END TERRACE COTTAGE \*\* REAR KITCHEN EXTENSION \*\* NEW ROOF \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are pleased to offer for sale this lovely cottage property on Main Road at Denholme. Well presented throughout and enjoying a pleasant rear garden with an open aspect. Briefly comprising of: Entrance Hall, Lounge, Lobby, Kitchen, two Bedrooms & Bathroom. Gas Central heating & UPVC double glazing. An ideal first time buy or landlord investment. Early viewing advised.



Council Tax Band: A



### **Entrance Hall**

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

### **Lounge**

16'3 max x 15'8 max

An 'L' shaped living room with windows to both the front and rear elevations, wooden floor, exposed beams and a central heating radiator.

### **Lobby**

Originally the kitchen area but now gives access to the cellar and the kitchen extension. Fitted with additional storage units.

### **Kitchen**

7'5 x 6'8

Fitted with a range of modern base and wall units, laminated working surfaces and splash-back wall tiling. Gas cooker point, plumbing for a washing machine and a one and a half bowl stainless steel sink and drainer. Velux roof window, window to the rear elevation and a side entrance door leading to the garden.

### **Cellar**

Useful additional storage space.

### **First Floor**

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

### **Bedroom One**

9'10 x 9'6 (to wardrobe front)

Fitted double wardrobe with mirror sliding doors, central heating radiator and a window to the front elevation.

### **Bedroom Two**

9'10 x 6'9

Fitted wardrobes, window to the rear elevation and a central heating radiator.

### **Bathroom**

Comprising of a panelled bath with shower over and a modern rectangular wash basin with storage below. Part tiled walls and a window to the front elevation.

### **Separate WC**

WC with a window to the rear elevation.

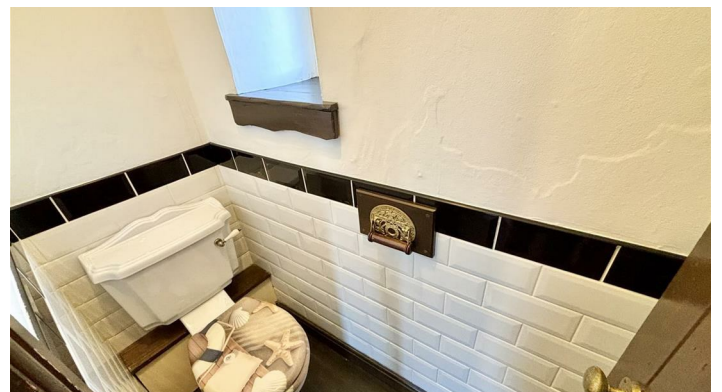
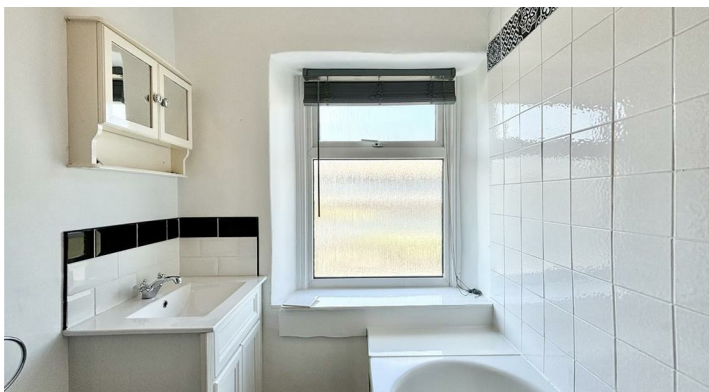
### **External**

To the front is a small yard with a stone wall boundary and garden gate. To the rear is a larger paved patio garden with ample space for sitting out in the summer months and enjoying the open outlook.













Directions

Viewings

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

EPC Rating:  
E

