



## 2 School Street, Denholme, Bradford, BD13 4BJ

£220,000

- TWO BEDROOM BUNGALOW
- IN NEED OF SOME UPDATING
- PLEASANT OUTLOOK OVER THE PARK
- GOOD SIZE GARDENS
- CENTRAL HEATING & DOUBLE GLAZING
- LOUNGE, KITCHEN & CONSERVATORY
- NO ONWARD CHAIN
- PARKING SPACE TO THE REAR
- EASY REACH OF VILLAGE AMENITIES
- VIEWING HIGHLY RECOMMENDED

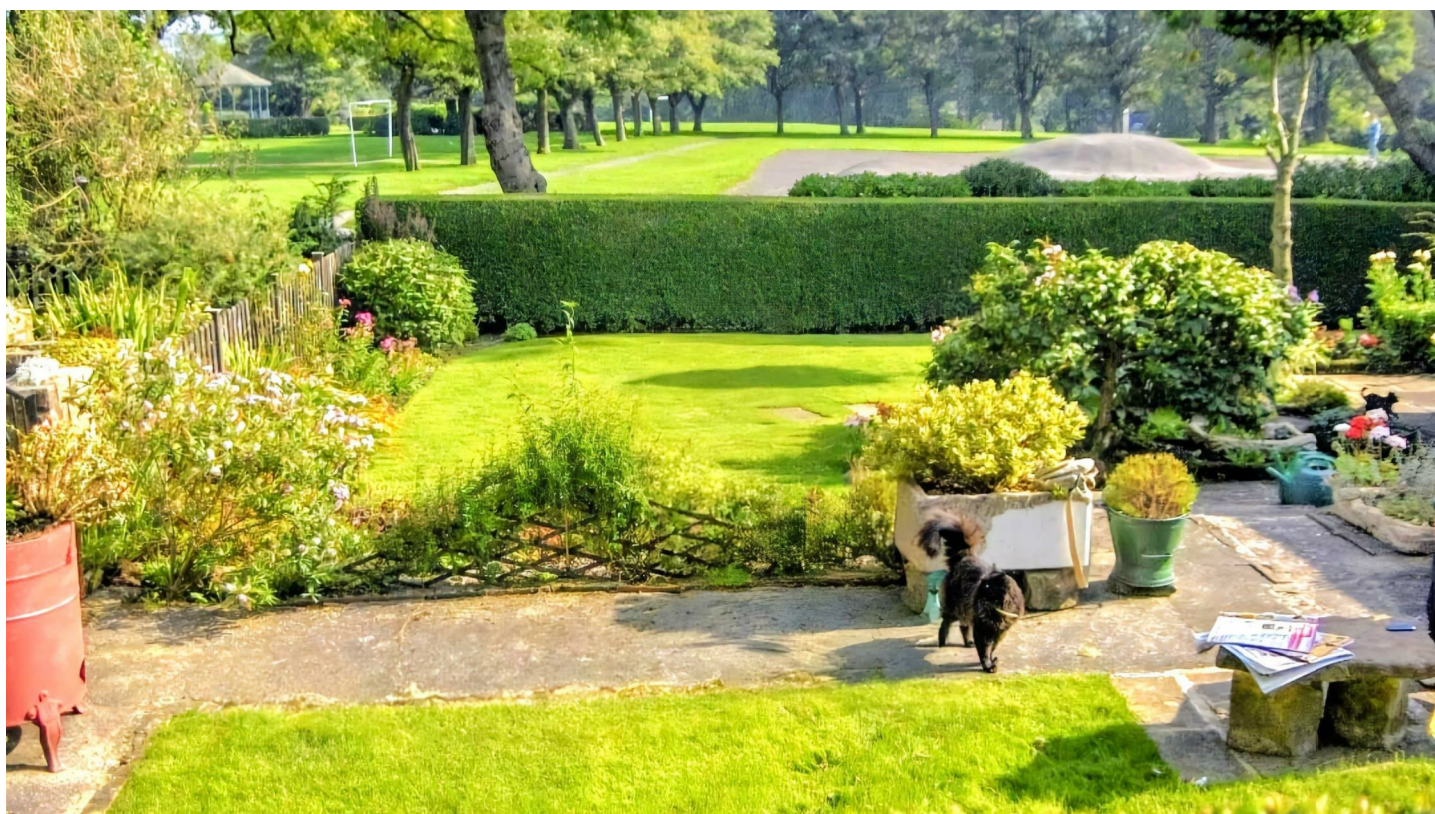


## 2 School Street, Bradford BD13 4BJ

Two-bedroom bungalow on School Street in need of some updating throughout. With a pleasant outlook to the front over the park. Vehicle access is gained via the rear on Shirley Street where a parking space can be found. The gardens surrounding the bungalow are well-maintained, providing a lovely outdoor space. In summary, this two-bedroom bungalow on School Street is a wonderful opportunity for anyone looking to settle in Denholme. With its pleasant outlook, good size gardens and proximity to village amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your new home.



Council Tax Band: C



## **HALL**

Door leading to the lounge.

## **LOUNGE**

14'6 x 13'7

Window to the side, patio doors leading to conservatory, central heating radiator, three wall light points.

## **CONSERVATORY**

15 x 7'4

White UPVC floor to ceiling windows, side entrance door, tiled floor, views over the park.

## **INNER HALL**

Boiler cupboard.

## **KITCHEN**

14'5 x 6'5

Fitted wall and base units, composite sink and drainer, gas cooker point, central heating radiator, door to side porch.

## **BEDROOM ONE**

14'5 x 12'5

Window to the front and side , central heating radiator, views over the park.

## **BEDROOM TWO**

15 x 10'9

Windows to both sides, central heating radiator.

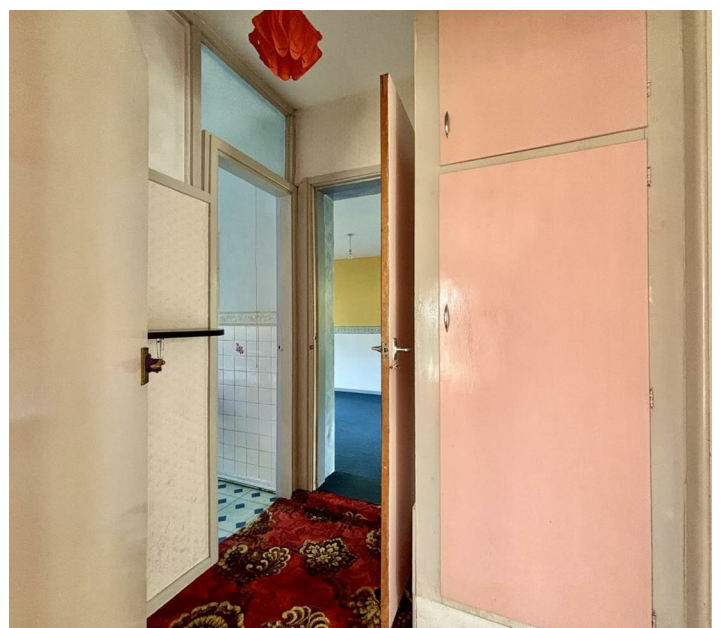
## **BATHROOM**

panelled bath, W/C, pedestal wash basin, corner shower cubicle with mains powered shower, window to the side.

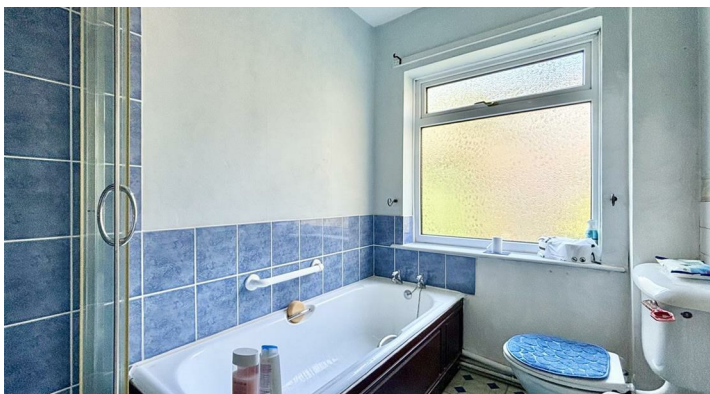
## **EXTERNAL**

Well tended gardens to all sides, lawned areas, flower beds, mature shrubs and trees, paved seating area and a good degree of privacy. To the rear is a further garden area and a path leading to Shirley Street where parking can be found.

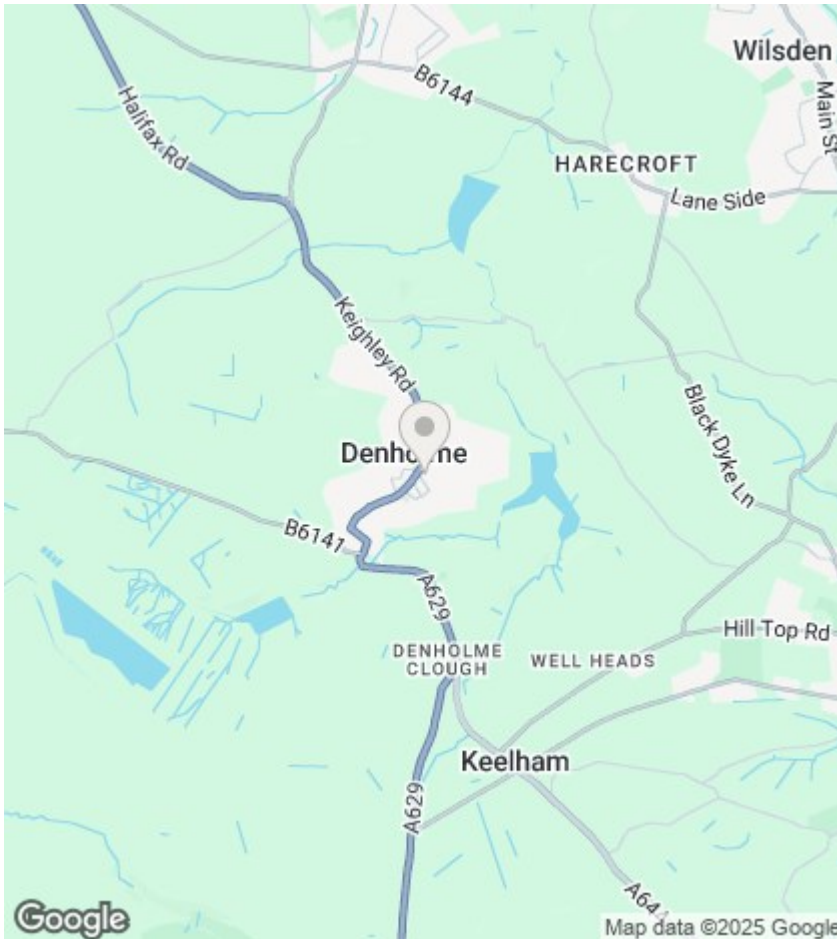












## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

