



1 Jane Street, Denholme, Bradford, BD13 4AW

£110,000

- BACK TO BACK END TERRACE
- SEPARATE LOUNGE & KITCHEN
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- CLOSE TO VILLAGE AMENITIES
- TWO GOOD SIZE BEDROOMS
- LOW MAINTENANCE GARDEN/ YARD TO THE FRONT
- UPVC DOUBLE GLAZING
- WELL MAINTAINED & NEUTRALLY DECORATED
- BOOK A VIEWING TODAY

1 Jane Street, Bradford BD13 4AW

Two bedroom back to back end-terrace house on Jane Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families. The layout is thoughtfully designed to maximise space and light, creating a pleasant atmosphere throughout. Lovely cottage garden/ yard to the front offering good size outside space. Briefly comprising; entrance area, lounge, kitchen, two bedrooms, house bathroom, cellar. Do not miss the chance to make this lovely property your new home.



Council Tax Band: A



ENTRANCE

Front door leading into an entrance area, central heating boiler, plumbing for an automatic washing machine.

LOUNGE

13'0 x 14'5

Laminate flooring, two central heating radiators, window to the front, feature fire place with tiled inlay & fitted gas fire, door to kitchen & to the stairs.

KITCHEN

13'1 x 5'5

Fitted base & wall units, contrasting work surfaces, tiled splash backs, stainless steel sink & drainer with mixer tap, space for a fridge freezer, electric oven, door to cellar.

CELLAR

Ideal for storage.

FIRST FLOOR LANDING

Stairs to the first floor with a door at the bottom, doors leading to both bedrooms & bathroom, fitted shelving on the landing area.

BEDROOM ONE

12'11 x 11'0

Central heating radiator, window to the front, built in storage cupboard with clothes rail. This is a good size double bedroom.

BEDROOM TWO

9'8 x 9'1

Central heating radiator, window to the front. This is a good size second bedroom and can accommodate a double bed.

BATHROOM

Panelled bath with thermostatic shower above to the right hand side, pedestal wash basin, low flush WC, part tiled walls, fitted airing cupboard with shelving.

LOFT

Boarded loft suitable for storage, accessed by drop down ladder from the bathroom.

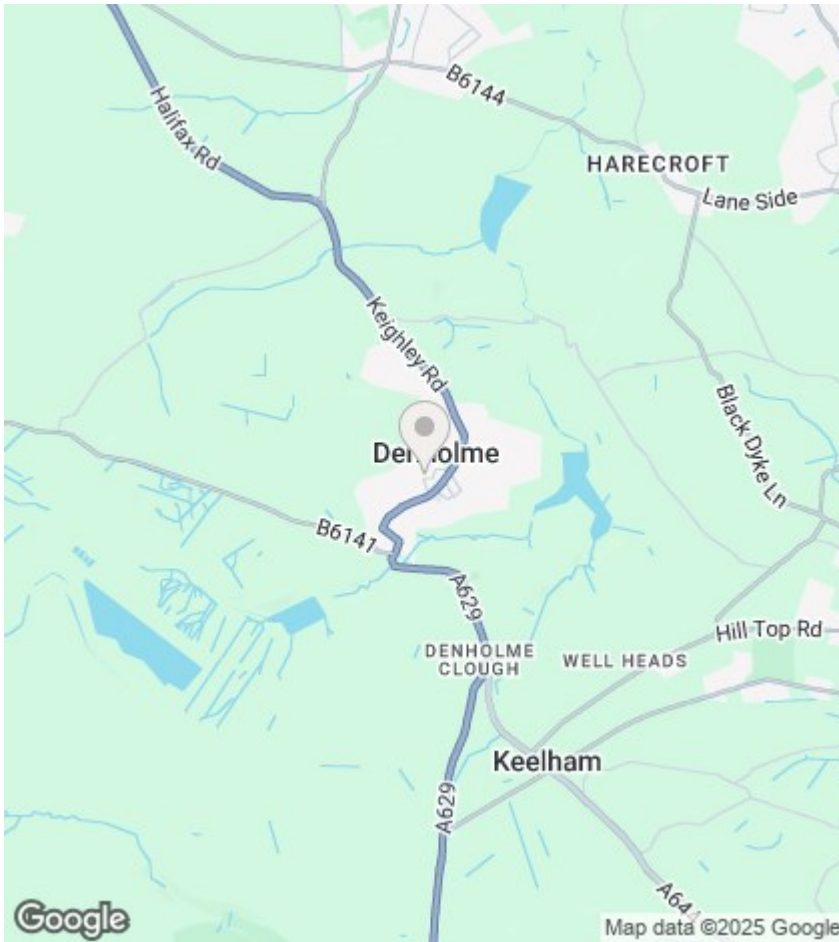
EXTERIOR

Good size garden/ yard to the front with flower beds, garden storage shed, seating area, wall

boundaries. On street parking directly outside the property.







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 