



3 John Hanson Court, Denholme, Bradford, BD13 4EG

£190,000

- TWO/THREE BEDROOM SEMI-DETACHED
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- GARDENS FRONT AND REAR
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- RURAL OUTLOOK TO THE REAR
- DRIVE FOR TWO CARS
- WELL PRESENTED THROUGHOUT
- AN IDEAL FAMILY HOME

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**** TWO/THREE BEDROOM SEMI-DETACHED ** POPULAR DENHOLME GATE LOCATION ** OFF-ROAD PARKING ** WELL PRESENTED THROUGHOUT **** Bronte Estates are delighted to offer for sale this semi detached property, located in a good position with easy access to Halifax, Bradford & Keighley. To the ground floor is a good-sized dining-kitchen and living room, and to the first floor is a master bedroom, second bedroom and bathroom. The second bedroom has a partition wall creating two separate bedroom areas, or could be used as a sleeping area and a separate dressing room or work space. Externally the property has gardens front and rear and a block paved drive with parking for two cars.



Council Tax Band: B



EPC & Floorplan to follow

Dining Kitchen

12'2 x 11'0

Fitted with a range of base and wall units with laminated working surfaces over and complimentary splash-back wall tiling. Integrated electric oven, electric hob, extractor, stainless steel sink and drainer, plus plumbing for a washing machine. Stairs lead off to the first floor, entrance door and a window to the front elevation.

Lounge

12'8 x 12'2

Window to the front elevation and a door to the rear garden. Central heating radiator.

First Floor

Landing area with a drop down ladder to a boarded loft space.

Bedroom One

12'2 x 8'3

Window to the front elevation and a central heating radiator.

Bedroom Two

12'2 x 8'4

Window to the rear elevation and a central heating radiator. Currently separated into two adjoining rooms, measuring 8'4 x 6'4 and 8'4 x 5'1. Could easily be converted back to one double bedroom or would work well for two small children sharing, or perhaps a separate sleeping area and study space.

Bathroom

A modern family bathroom comprising of a 'P' shape bath with glass screen and a shower tap attachment, washbasin with storage below and a low flush WC. Grey vertical radiator, window to the side elevation, granite shelf and non-slip laminate flooring.

External

To the front of the property is a block paved driveway with parking for two cars. An Indian stone pathway leads to a patio area and a raised deck seating area. To the side of the house is a garden shed with a further door leading to the rear garden. To the rear is a low maintenance garden area with gravel and a stone wall boundary.







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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