



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

3 John Hanson Court, Bradford BD13 4EG

**** 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.







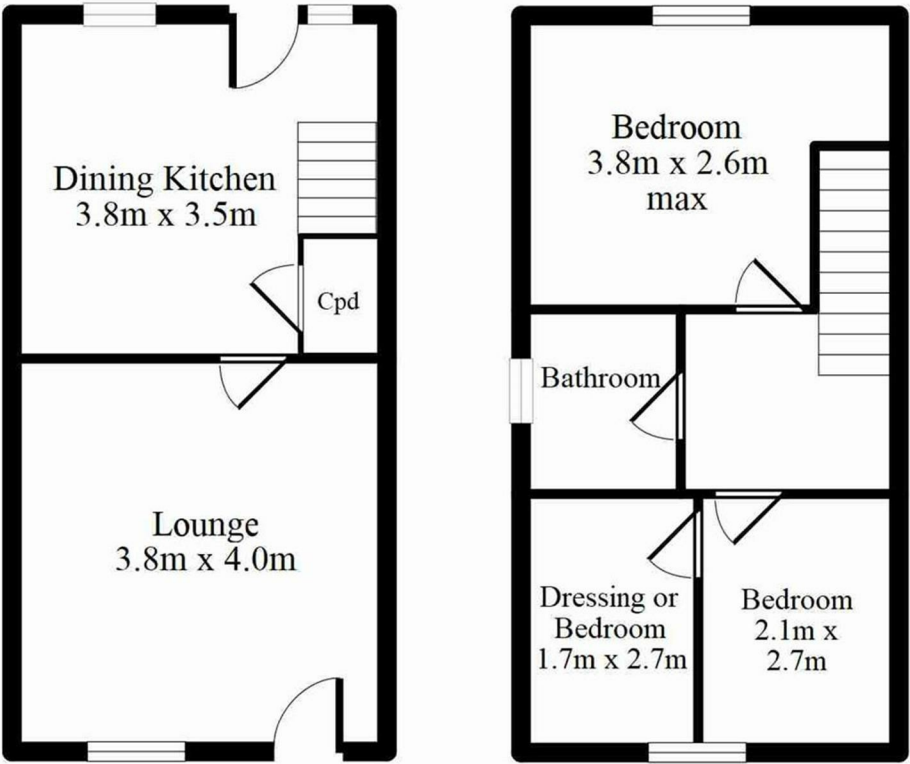
Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025