



## 12 Cragg Lane

Denholme, BD13 4HP

**£725 PCM**





#### Summary:

New to the market is this two bed terrace, ideal for a small family or couple located in an idyllic location on the fringe on Bronte country with stunning views to the front and rear. Briefly comprising; open plan kitchen and lounge, family bathroom with 3 piece suite, two bedrooms. Externally the property benefits from having a small yard to the front and parking for one car.

#### Location:

Situated in Denholme known for its beautiful countryside views this property is perfect for peaceful living, and benefits from lots of local walks such as Ogden Reservoir. Benefiting from surrounding areas such as Oxenhope, Howarth, Bradford and Halifax this property is in a create location for lots of local amenities. With good commuter links to surrounding areas and both Manchester and Leeds Bradford International Airports are easily accessible.

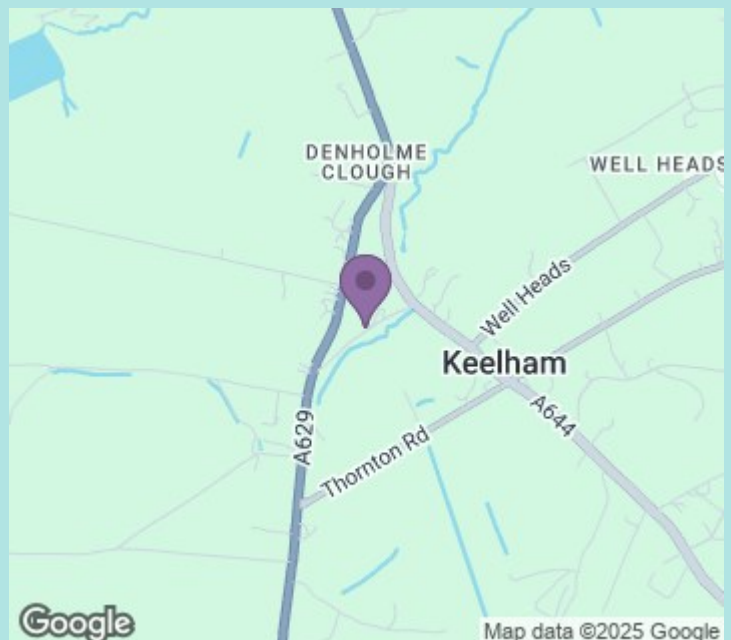
#### Accommodation:

The property comprises: Open plan lounge/kitchen with the kitchen benefiting from ample base, wall and draw units, plumbing for washing machine and under counter space for a fridge. Upstairs the property has the main double bedroom to the front elevation which has integrated cupboard space, house bathroom with 3 piece suite to include low flush WC, sink pedestal, and panelled bath with over head shower, with the second bedroom onlooking the rear elevation. Externally there is room for one car to park directly outside the font with scenic views to both the front and rear.

Council tax band: A

EPC rating: D

Deposit: £836



[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.