



Longhouse Lane, Denholme, Bradford, BD13 4NQ

- End Town House ● Three Bedrooms ● Two Bathrooms ●
- Driveway & Low Maintenance Garden ●

naea | propertymark

PROTECTED

FREEHOLD | EPC: B
Priced at £145,000



Directions

From our office head up Thornton Road and continue to the top. At the lights turn right on to the A269. Once you have reached the centre of Denholme, turn left onto South Street and then left again at the end of the street onto Longhouse Lane. The property will be found on your right.

Description

DINSDALES ESTATES PRESENTS THIS MODERN END TOWN HOUSE IN DENHOLME. In our opinion this would suit a small family.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Entrance Hallway 11' 1" x 3' 9" (3.389m x 1.132m)

A composite external door, with doors leading to the lounge, dining kitchen and downstairs toilet. Stairs to the first floor with spindle hand rail and smoke detector.

Lounge 13' 10" x 13' 5" (4.217m x 4.087m)

Double glazed patio doors leading to the rear garden. A radiator, tv points, smoke detector and a walk in under stairs store cupboard.

Dining Kitchen 14' 0" x 7' 5" (4.271m x 2.257m)

A double glazed window, smoke detector and carbon monoxide detector. A Vokera combination boiler, plumbing for a washing machine, radiator, ceiling spot lights, splash back tiling and lino look flooring. A range of modern light grey wall and base units with black granite look work tops. A stainless steel sink, integral gas hob, electric oven and extractor fan.

Bedroom One 13' 10" x 10' 7" (4.221m x 3.223m)

A front facing bedroom with a double glazed window, radiator and a built in wardrobe with shelving and internet point.

Bedroom Two 9' 11" x 7' 7" (3.035m x 2.299m)

A rear facing bedroom with a double glazed window and a radiator.

Bedroom Three 9' 8" x 6' 4" (2.949m x 1.935m)

A rear facing bedroom with a double glazed window, radiator and walk in wardrobe with shelving.

Bathroom 7' 6" x 5' 8" (2.276m x 1.729m)

A double glazed window, ceiling air vent and spotlights. A three piece white bathroom suite with a P shaped bath with a tap fed over bath shower and curved glass shower screen. A chrome towel radiator, part tiled walls and lino look flooring.

Downstairs Toilet 5' 7" x 2' 10" (1.693m x 0.872m)

A white low flush toilet and hand basin, radiator, air vent, smoke detector, lino look flooring and electric fuse board cupboard.

First Floor Landing 9' 1" x 5' 11" (2.774m x 1.809m)

Doors leading to all first floor rooms, smoke detector, carbon monoxide detector, radiator, loft access for storage.

Outside

To the front is an open aspect, low maintenance, tarmac driveway with external utility box. A gated side pathway leading to an elevated flagged, gravel and Asto turfed patio area.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, and O2.

Local Authority

Bradford Council Tax Band B £1429.08 Approx for 2022/2023. Green/Grey bin collection fortnightly on a Friday.

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Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through PropertyMark and are members of The Property Ombudsman and Safe Agent.

www.dinsdalesestates.co.uk

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