

Chapters



**13 OGDEN LANE
DENHOLME**

**£279,950
FREEHOLD**

Situated on Ogden Lane in the charming village of Denholme, this stunning house offers a perfect blend of modern living and classic comfort. Spanning an impressive 1,281 square feet, this property boasts three well-proportioned bedrooms and a large inviting open plan living space, making it an ideal home for families or those seeking extra space for entertaining. Built in 1963, this residence has been meticulously finished to a very high standard, ensuring that every corner reflects quality and style. The interior is both welcoming and functional, providing a warm atmosphere that is perfect for everyday living. The spacious open-plan living room offers versatility. One of the standout features of this property is the private enclosed rear garden, a tranquil oasis where you can unwind or host gatherings with friends and family. This outdoor space is perfect for enjoying the fresh air and sunshine, making it a delightful extension of your home. Additionally, due to the sellers' circumstances, this property can be sold fully furnished, allowing for a seamless transition into your new home. This is an excellent opportunity for those looking to move in without the hassle of furnishing a home. In summary, this exceptional house on Ogden Lane is a rare find, combining quality finishes, ample living space, and a lovely garden in a peaceful setting. It is a must-see for anyone seeking a beautiful home in Denholme.



• SEMI DETACHED PROPERTY • THREE BEDROOMS • MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES • OPEN PLAN LIVING DINING KITCHEN

Entrance

Accessing the property through a composite door there is featured panelled walls, radiator and staircase leading to the first floor landing. Under the staircase there is a bespoke fitted shelving unit which houses the dryer and washing machine, To your right you enter the downstairs bedroom.

Shower Room

From the entrance turning left brings you to the ground floor shower room which includes low flush WC, wash basin set to a vanity unit, extractor fan, double walk in shower cubicle with dual shower head attachments and frosted double glazed window. Inset spotlighting and part tiled walls.

Open Plan Living Room

From the main entrance hallway further door leads to the open plan living room which has a double glazed bay window to the front, a radiator, and inset spotlighting in the ceiling. A feature fireplace with down lights to the chimney breast which has exposed brick cladding and lintel, the fire is a multi fuel wood burning stove.

Open Plan Kitchen Dining Room

From the living room leading into the kitchen you will find modern wall and base units with complementary quartz worktops which extend out to a breakfast bar area, there is an integrated oven, microwave, fridge freezer, induction hob, extractor hood and sink. Small double glazed window with views of the rear garden and double patio doors leading to the rear garden. Leading from the kitchen into the dining room there is also another set of patio doors

leading out to the rear and a barn style sliding door and featured panelled walls, inset spotlighting and bluetooth speakers in the ceiling.

Bedroom Three

Staying on the ground floor is a double bedroom with double glazed window to the front and radiator.

First Floor Landing

Bedroom One

Spacious double bedroom with double glazed windows to the side of the property, modern wall fitted radiator, stylish media wall with inset spotlighting, fitted electric fireplace and barn style sliding door leading across to the second bedroom.

Bedroom Two

The second bedroom has access to the loft, inset spotlighting and a tall wall mounted radiator. The current owners have opened up the eaves to create a fantastic dressing, storage space which has hanging rails and inset spot lighting. Door leads to:

En-Suite

Three piece modern bathroom suite comprising low flush corner WC, a wash basin with vanity unit and free standing bath. Fully tiled walls and flooring throughout with feature down lighting, there is a Velux window in the ceiling providing natural light, inset spotlighting and a bluetooth speaker in the ceiling.

External

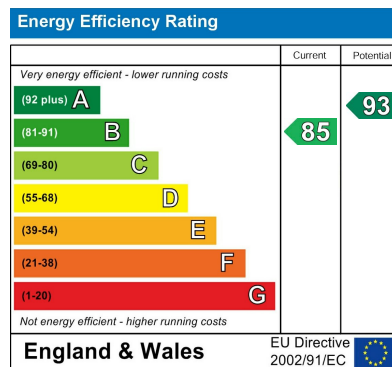
To the rear of the property there is a very large enclosed private garden that includes raised decking, artificial lawned



• DOWNSTAIRS SHOWER ROOM AND EN SUITE BATHROOM • CAN BE SOLD FULLY FURNISHED • NO ONWARD CHAIN • OFF ROAD PARKING • SOUGHT AFTER AREA • HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT

area with pebbled and tiled surrounds. There is a gate providing access to the side of the property and to the front there is a pebbled area and a driveway running down the side which provides off road parking for multiple vehicles. The property benefits from solar panels which have been fitted to the roof and bought out right meaning money can be claimed back on utility bills.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

Chapters