



## 6 Chartist Close, Denholme, Bradford, BD13 4DZ

£210,000

- MODERN THREE BEDROOM SEMI DETACHED
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- AMPLE PRIVATE PARKING
- WELL PRESENTED THROUGHOUT
- SET OVER THREE LEVELS
- FITTED WARDROBES
- ENCLOSED REAR PARKING
- POPULAR LOCATION
- EARLY VIEWING ADVISED

# 6 Chartist Close, Bradford BD13 4DZ

**\*\* MODERN THREE STOREY SEMI DETACHED \*\* THREE DOUBLE BEDROOMS \*\* TWO BATHROOMS \*\* WELL PRESENTED \*\* POPULAR DEVELOPMENT \*\*** Bronte Estates are delighted to offer for sale this attractive family home set on a small development on the outskirts of Denholme village. Benefitting from an enclosed rear garden, tarmac driveway for two cars, plus a gravelled area with further parking. Situated close to local amenities and within easy reach of Keighley, Halifax and Bradford. Arrange your viewing now!



Council Tax Band: C



## **Entrance Hall**

The front door leads into a good sized hallway with stairs off to the first floor and doors to the kitchen and WC. Central heating radiator, feature wall panelling and laminate flooring.

## **Kitchen**

10'4 x 9'0

Fitted with a good range of base and wall units, laminate work surfaces and splash-back wall tiling. Integrated appliances include a dishwasher, washer-dryer, fridge-freezer, electric oven, gas hob and an extractor above. Window to the side elevation, stainless steel sink & drainer and a useful pantry/under-stairs store. Being open plan to:

## **Lounge**

12'6 x 11'7

French doors leading out to the rear garden, laminate flooring and two central heating radiators.

## **WC**

Ground floor cloakroom consisting of a floating WC, washbasin with storage below and a window to the front elevation. Central heating radiator.

## **First Floor**

Landing area with stairs off to the second floor and doors to two bedrooms and the family bathroom.

## **Bedroom**

12'6 x 9'6

Two windows to the front elevation, fitted double wardrobe and drawers, plus a central heating radiator.

## **Bedroom**

12'6 x 8'8

Window to the rear elevation, fitted double wardrobe with mirror sliding doors and a central heating radiator.

## **Bathroom**

Family bathroom comprising of a panelled bath with rainfall shower over, floating WC and a wall mounted washbasin. Window to the side elevation, extractor and a central heating radiator.

## **Second Floor**

Small landing area with doors to the master bedroom and a separate shower room.

## **Master Bedroom**

12'6 x 11'1

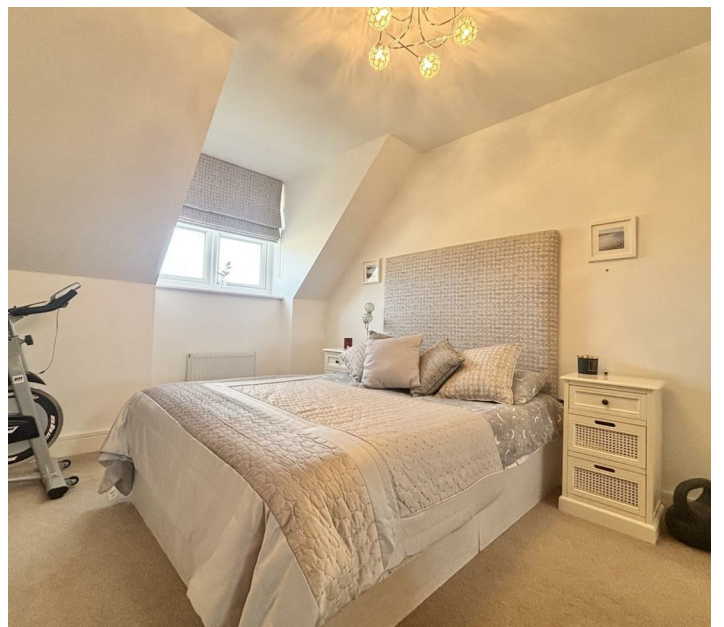
Dormer window to the front elevation, double fitted wardrobe with mirror sliding doors, loft hatch and a central heating radiator.

## **Shower Room**

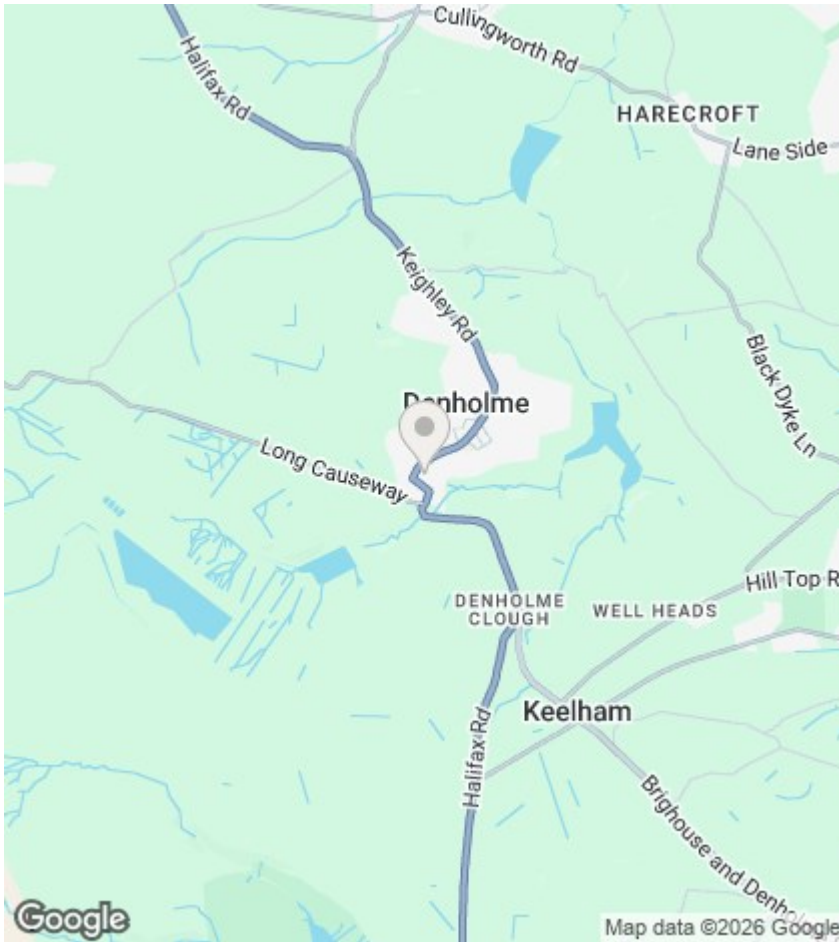
Shower cubicle with glass door and an electric shower, floating WC, wall mounted washbasin, roof window and a central heating radiator.

## **External**

To the side of the house are two off road parking spaces and a further gravelled area that could be used for further parking. To the rear is an enclosed garden with a paved pathway, artificial grass and a composite decked seating area. Enclosed boundaries and a lockable gate to the side leading to the driveway.







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	