



County Bridge, Denholme, Offers Over £280,000

* SEMI DETACHED * TWO DOUBLE BEDROOMS * WELL PRESENTED * OPEN ASPECT VIEWS *

* SPACIOUS FAMILY SIZED ACCOMODATION ** GARDENS, GARAGE & PARKING *

A charming stone-built two-bedroom semi-detached home offering superb open-aspect views and deceptively spacious accommodation throughout. Beautifully presented and ready to move into, this delightful property features two generous double bedrooms, a well-proportioned dining kitchen, and inviting living spaces that make the most of the far-reaching outlook to the rear.

Externally, the home continues to impress with ample driveway parking, well-kept gardens, and a garage, providing both practicality and appeal. The rear aspect is a standout feature, offering uninterrupted views across the surrounding landscape — a perfect backdrop for relaxing or entertaining. Ideally positioned within easy reach of both Denholme and Queensbury, the property enjoys convenient access to local amenities, shops, and reputable schools, making it an excellent choice for a range of buyers.

A viewing is essential to fully appreciate the space, setting, and quality of accommodation on offer.



Entrance Porch

Tiled floor and radiator.

Lounge

15'10" x 13'11" (4.83m" x 4.24m")

Multi fuel fire set in chimney breast, stone hearth and radiator.

Dining Kitchen

17'8" x 15'9" (5.38m" x 4.80m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven and hob with extractor, integrated fridge freezer, integrated washer/dryer, two radiators and french door leading to rear.

Cellar

Useful storage and radiator.

First Floor Landing

Useful storage and radiator.

Bedroom One

16'3" x 12'0" (4.95m" x 3.66m")

Ornamental fireplace, fitted wardrobes and radiator.

Bedroom Two

9'2" x 15'10" (2.79m" x 4.83m")

Two radiators and far reaching views.

Bathroom

Modern four piece suite comprising freestanding bath, shower cubicle, low flush wc, pedestal wash basin, heated towel rail, part tiled walls and floor.

Exterior

Superb well maintained lawned and patio garden to rear with far reaching views. To the front there is ample driveway parking leading to a single garage.

Tenure

FREEHOLD.

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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