



Mount Pleasant, Denholme,

Offers Over £90,000

* STONE BUILT COTTAGE * TWO BEDROOMS * NO ONWARD CHAIN *
* MODERN KITCHEN & BATHROOM * CLOSE TO AMENITIES/SCHOOLS *
Available with no onward chain, is this delightful two bedroom stone built cottage.

The property would make an ideal purchase for a number of buyers and benefits from a modern fitted kitchen and house bathroom.

Situated in the heart of Denholme village which boasts amenities, shops, rural walks and local schools. Briefly comprises open plan lounge/kitchen, cellar, two first floor bedrooms and a modern house bathroom.

VIEWING ESSENTIAL!!



Open Plan Lounge / Kitchen

14' x 14'9" (4.27m x 4.50m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, integrated fridge freezer.

Lounge area has an electric fire, fireplace, radiator and exposed stonework.



Cellar

Useful storage and plumbing for auto washer.

First Floor

Bedroom One

11' x 9'6" (3.35m x 2.90m)

With radiator, double glazed window and exposed stonework.

Bedroom Two

10'4" x 6'6" (3.15m x 1.98m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator and extractor fan.



Directions

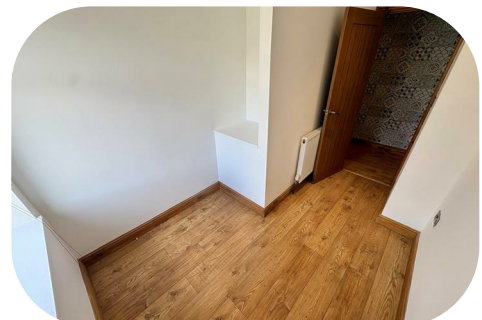
From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd, right onto Halifax Rd, after 1.3 miles turn left onto Mount Pleasant.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
87	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk