Sugdens
Sales & Lettings



New Street, Denholme,

£89,950

* TERRACE * TWO BEDROOMS * STONE BUILT * IDEAL STARTER HOME *
* OPEN PLAN LOUNGE/KITCHEN *
Welcome to this stone built two bedroom terrace property.
This home would make an ideal purchase for a FTB/investor.
Having an open plan lounge/kitchen, gas central heating and double glazing.
The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.
VIEWING ESSENTIAL!







Entrance Vestibule
With tiled floor and radiator.

Open Plan Lounge/Kitchen
16'7" x 15'1" (5.05m x 4.60m)
Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, double glazed window.
The Lounge Area has a radiator and a double glazed window.



Cellar
Useful storage.

First Floor

Bedroom One
9'8" x 9'6" (2.95m x 2.90m)
With radiator and double glazed window.



Bedroom Two
7'4" x 6'6" (2.24m x 1.98m)
With radiator, double glazed window and storage cupboard.



Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

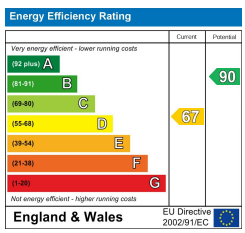
Directions
From our office on Queensbury High Street turn left onto Albert Rd, continue for 2.2 miles, turn left onto Thornton Rd, right onto Halifax Rd, continue to follow A629 for 1.6 miles, left onto South St, right onto Moulson Ter, turn right onto New St.

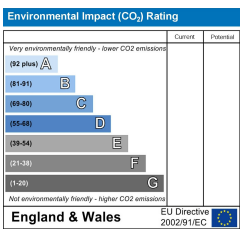


TENURE
FREEHOLD

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.





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