



## 16 Old Clock Mill Court, Denholme, Bradford, BD13 4FG

£1,200 Per Calendar Month

- MID TERRACE TOWN HOUSE IN DENHOLME
- ENTRANCE HALL, CLOAKROOM & UTILITY ROOM
- 2ND FLOOR LOUNGE & KITCHEN / DINER
- THREE BEDROOM (ONE ENSUITE)
- AVAILABLE NOW
- FLEXIBLE LIVING ACCOMMODATION
- GROUND FLOOR BEDROOM
- BATHROOM
- INTEGRAL GARAGE & GARDEN & DRIVEWAY
- EPC -C / COUNCIL TAX BAND - D

# 16 Old Clock Mill Court, Bradford BD13 4FG

A Well Presented Three / Four Bedroom Town House in the village of Denholme & within walking distance of all amenities. Accommodation comprises of; Ground Floor Hallway, Cloakroom, Utility Room, Bedroom Four / Office, Door to Integral Garage. First Floor: Lounge, Kitchen / Diner & Main Bathroom. Second Floor: Three Bedrooms (One Ensuite) Outside: Garage, Driveway & Enclosed Rear Garden. EPC-C / Council Tax Band - D. Available Now.



Council Tax Band: D



## **ENTRANCE HALL**

UPVC double glazed entrance door to the front, stairs rising to the first floor, under stairs storage cupboard and doors leading off to a ground floor WC, separate utility room and ground floor bedroom / home office.

## **GROUND FLOOR WC**

Comprising of low flush WC, wash hand basin and a radiator.

## **GROUND FLOOR UTILITY ROOM**

Fitted with inset sink and drainer, base unit, work surface, wall mounted boiler, plumbing for washing machine and UPVC double glazed window to the rear.

## **GROUND FLOOR BEDROOM FOUR / STUDY**

11'9" x 7'7"

UPVC double glazed French doors allowing access to the rear garden. The room itself has a variety of potential options, such as a bedroom, home office or playroom and is fitted with a central heating radiator.

## **FIRST FLOOR LANDING**

Stairs down to ground floor and rising to the second floor accommodation and there is also a radiator.

## **LOUNGE**

10'6" x 14'6"

Juliet balcony via French UPVC double glazed doors and a window to the rear making the most of the partial far reaching views. There is also a radiator and double doors that allow access to the kitchen diner.

## **KITCHEN DINER**

8'1" x 17'4"

Fitted with a range of wall and base units, inset sink and drainer, complimentary surfaces with fitted electric oven, hob and extractor above, integrated dishwasher, radiator, UPVC double glazed window to the front and space for a dining table.

## **BATHROOM**

6'4" x 5'10"

Three piece suite in white comprising of panelled bath with bar shower over, low flush WC, wash

hand basin, partly tiled walls and tiled flooring, chrome heated towel rail, extractor fan and UPVC double glazed window to the front.

## **SECOND FLOOR LANDING**

Access to the loft.

## **MASTER BEDROOM**

14'6" x 8'9"

UPVC double glazed window to the front and radiator with En suite bathroom.

## **EN SUITE**

Three piece suite in white comprising of panelled bath with bar shower over, low flush WC, wash hand basin, partly tiled walls and tiled flooring, chrome heated towel rail, extractor fan and UPVC double glazed window to the front.

## **BEDROOM TWO**

14'1" x 7'11"

UPVC double glazed window to the rear and a radiator.

## **BEDROOM THREE**

6'1" x 11'0"

UPVC double glazed window to the rear and a radiator.

## **INTEGRAL GARAGE**

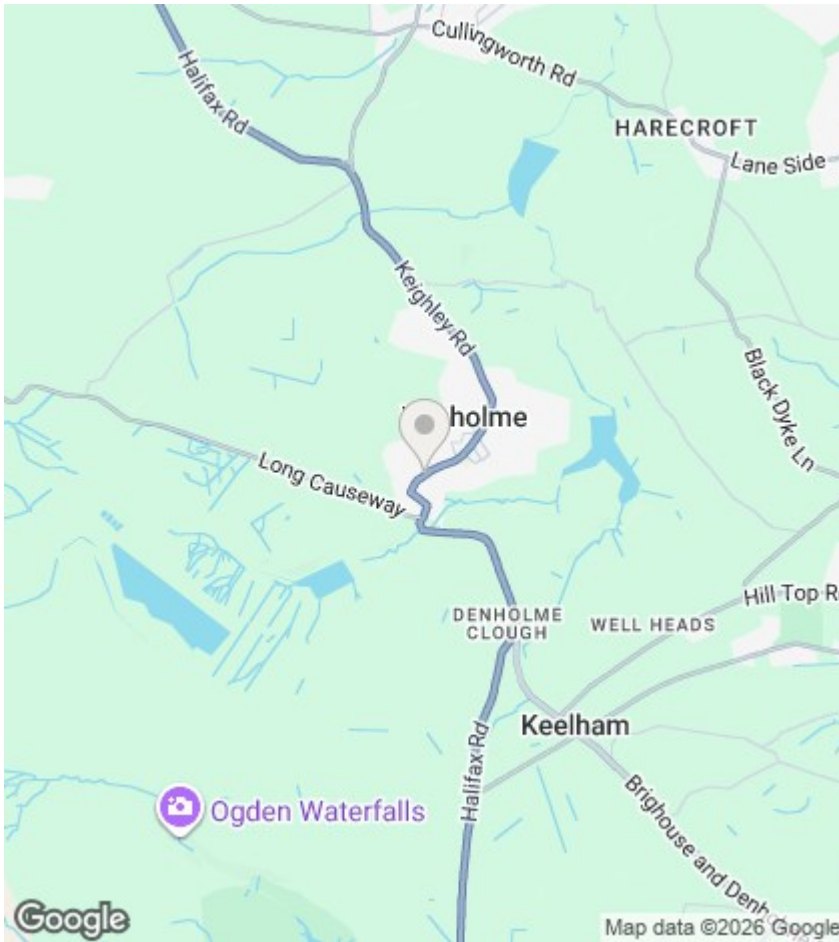
Up and over door to the front, internal door accessing the entrance hallway.

## **EXTERIOR**

To the front of the property is a driveway and to the rear is a low maintenance enclosed garden.







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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	