



Foster Park, Denholme, Offers Over £210,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * NEW KITCHEN & SHOWER ROOM *
* CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

Situated in the heart of Denholme is this two bedroom semi detached property.

This immaculately presented home would make an ideal purchase for anybody looking to downsize and is located within easy reach of amenities, shops, medical centre and Foster Park.

Benefits from a new fitted kitchen, shower room, gas central heating and double glazing.

The accommodation briefly comprises entrance hallway, kitchen, lounge, two bedrooms and shower room.

To the outside there is a low maintenance garden to the rear, together with a driveway at the front leading to a single garage.



Entrance Hall

With radiator and understairs storage.

Kitchen

7'2" x 10'8" (2.18m x 3.25m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, integrated dishwasher, fridge/freezer, double glazed window.

Lounge

11'1" x 15'8" (3.38m x 4.78m)

With radiator and double glazed window.

Bedroom One

8'7" x 15'8" (2.62m x 4.78m)

With radiator and double glazed window.

Bedroom Two

10'2" x 9'6" (3.10m x 2.90m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, tiled walls and double glazed window.

Exterior

To the outside there is a low maintenance garden to the rear, driveway leading to a single garage.

Directions

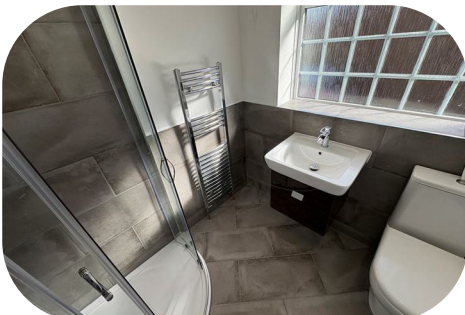
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, after 2.2 miles turn left onto Thornton Rd/B6145, right onto Halifax Rd, continue to follow A629 for 1.7 miles, turn right onto Foster Park and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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	(92 plus) A	87	Very environmentally friendly - lower CO ₂ emissions	(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				

