Sugdens
Sales & Lettings



Chapel Street, Denholme,

£99,950

* TERRACE * TWO BEDROOMS * MODERNISED * MODERN KITCHEN & BATHROOM *
* IDEAL STARTER HOME/INVESTMENT * CLOSE TO AMENITIES *
Having been modernised by the present owners to offer ready to move into accommodation, this two bedroom terrace property would appeal to a FTB/Investor.
The property benefits from a modern fitted kitchen, house bathroom, GCH & DG.
Within walking distance of Denholme Village which has amenities, shops and local schools.
The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.
VIEWING ESSENTIAL!!







Entrance Vestibule
With radiator.

Open Plan Lounge/Kitchen
15'2" x 21'8" (4.62m x 6.60m)
Lounge area has an electric fire, radiator and double gazed window.
Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, integrated fridge/freezer, plumbing for auto washer, double glazed window.



Cellar
Useful storage.

First Floor
With double glazed window.



Bedroom One
15'2" x 9'9" (4.62m x 2.97m)
With radiator and double glazed window.

Bedroom Two
11' x 5'8" (3.35m x 1.73m)
With radiator and double glazed window.



Bathroom
Modern three piece suite comprising panelled bath, low suite w, pedestal wash basin, radiator and double glazed window.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn left onto Thornton Rd/B6145, turn right onto Halifax Rd/A629, turn left onto South St, left onto Longhouse Ln, left onto Chapel St and the property will shortly be seen displayed via our For Sale board.

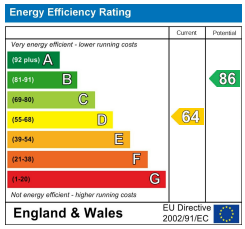


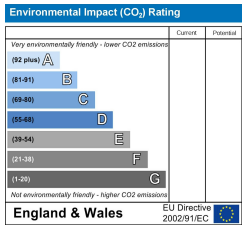
TENURE
FREEHOLD

Council Tax Band
A



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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