Sugdens
Sales & Lettings



Mount Pleasant, Denholme,

Asking Price £84,950

* 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.

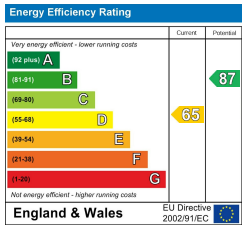
TENURE
FREEHOLD

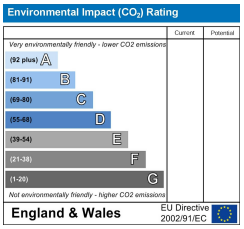
Council Tax Band
A / Bradford





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.





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