



Denholme House Farm Drive, Denholme

£425,000

* STUNNING SEMI DETACHED * FIVE BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SOWER ROOMS *
* PLEASANT CUL-DE-SAC * IMMACULATELY PRESENTED * EXCELLENT VIEWS * GARDENS, DRIVE & GARAGE * **NO GROUND
RENT OR SERVICE CHARGES**

This stunning stone built five bedroom semi detached home is situated in this pleasant cul-de-sac on the outskirts of Denholme. Immaculately presented throughout, the owners have modernised the property to a high specification which boast a modern fitted kitchen, master en suite shower room and house bathroom.

The family sized property benefits from accommodation over three floors and enjoys excellent views over the open countryside and beyond.

To the outside there are enclosed well stocked gardens with a lawn and patio area. A driveway leads to a single garage.
VIEWING ESSENTIAL!!





Entrance Hall

With oak floor and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, part tiled walls, tiled floor, radiator.

Dining Kitchen

15'11" x 10'3" (4.85m x 3.12m)

Cream fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, Range style cooker with cooker hood over, radiator, spotlights, integral dishwasher, washing machine.

Sitting Room

9'1" x 10'4" (2.77m x 3.15m)

With radiator and access to garage.

Lounge / Diner

24'9" x 14'7" (7.54m x 4.45m)

With living fame gas fire in fireplace surround, two radiators.

First Floor

Bedroom Two

18'3" x 10'4" (5.56m x 3.15m)

With radiator. Enjoys far-reaching views.

Bedroom One

14'7" x 14' (4.45m x 4.27m)

With fitted wardrobe, radiator. Enjoys far-reaching views. En-suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, part tiled walls, tiled floor, radiator.

Bedroom Three

12'4" x 10'2" (3.76m x 3.10m)

With radiator.

Bedroom Four

13'7" x 8'6" (4.14m x 2.59m)

With radiator.





Bathroom

Modern four piece suite comprising freestanding bath, shower cubicle, low suite wc, pedestal wash basin, two velux windows, part tiled walls, tiled floor.

Second Floor

Bedroom Five

24'9" x 20'3" (7.54m x 6.17m)

With radiator and four velux windows.

Exterior

To the outside there are well stocked gardens to the front and rear with dry-stone walls, together with a driveway leading to an integral garage.

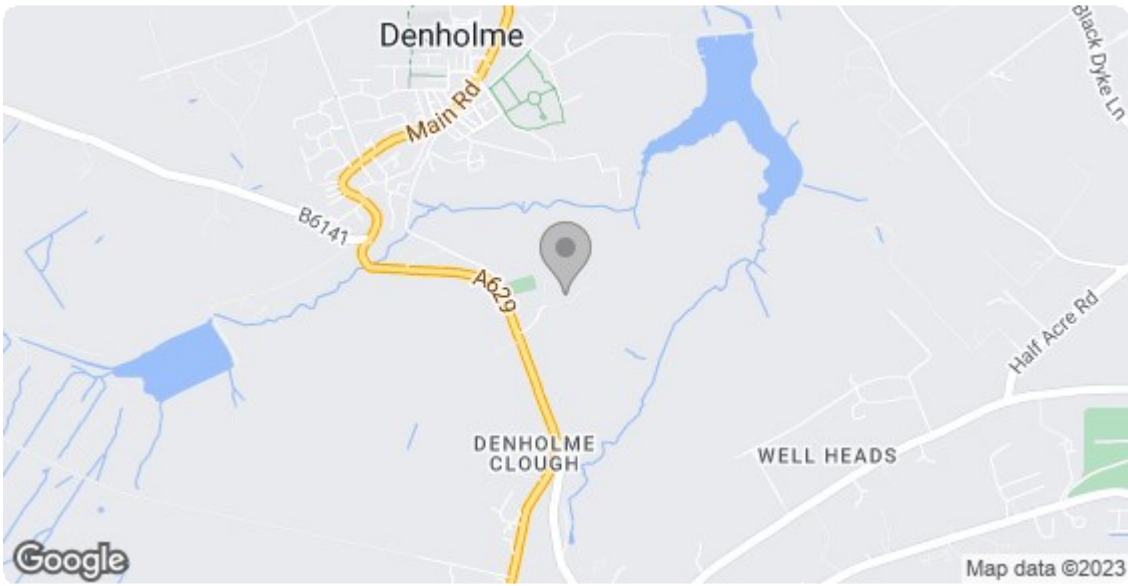
Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd/B6145, after 0.4 miles turn right onto Halifax Rd/A629, continue to follow A629 for 0.9 miles, turn right onto Denholme House Farm Drive.

Lease Details

There is no ground rent or service charge on this property. The land is owned by the local farmer. They have never paid rent etc since they moved in.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

