Sugdens
Sales & Lettings



Hill Crest Mount, Denholme,

Offers Over £150,000

* SEMI DETACHED * THREE BEDROOMS * HEART OF DENHOLME VILLAGE *
* GARDENS FRONT & REAR * CLOSE TO AMENITIES * IDEAL STARTER HOME *

This spacious three bedroom semi detached property is ideally located in the heart of Denholme village which offers amenities, shops, bus routes and schools near by.

The property benefits from good sized gardens, gas central heating and double glazing.

The property would appeal to a either a FTB/young family and briefly comprises entrance hallway, lounge, dining kitchen, cloaks/wc, three first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear.







Entrance Hall
With radiator and understairs storage.



Lounge
17'8" x 10'4" (5.38m x 3.15m)
With radiator, double glazed window and patio door.



Dining Kitchen
15'6" x 10'6" (4.72m x 3.20m)
With fitted wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, plumbing for auto washer, plumbing for auto washer, oven, hob, extractor hood, radiator and double glazed window.

WC
With low suite wc, double glazed window.

First Floor
With double glazed window.

Bedroom One
12'5" x 10'6" (3.78m x 3.20m)
With sliding door wardrobes, radiator and double glazed window.



Bedroom Two
12' x 10'2" (3.66m x 3.10m)
With radiator and double glazed window.

Bedroom Three
10'4" x 7'2" (3.15m x 2.18m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.



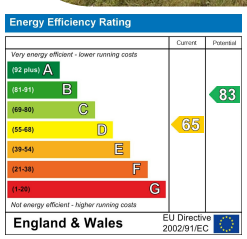
Exterior
To the outside there are good sized gardens to front and rear.

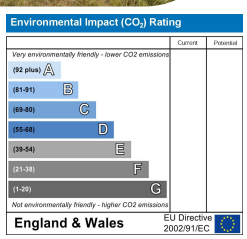
Directions
From our office on Queensbury High Street head toward Russell St, right onto Chapel St, left onto Albert Rd/Small Page, continue for 2 miles, turn left onto Thornton Rd, right onto Halifax Rd, continue for 1.8 miles, left onto Hill Crest Rd, take the slight right to stay on Hill Crest Rd, left onto Hill Crest Mount, right to stay on Hill Crest Mount.

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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