



**South Street, Denholme,**

**£119,950**

\* TERRACE \* TWO DOUBLE BEDROOMS \* HEART OF DENHOLME \* IDEAL FTB \*

\* CLOSE TO AMENITIES \* MODERN KITCHEN & BATHROOM \*

Situated in the heart of Denholme is this two double bedroom terrace.

Within walking distance of amenities, shops, rural walks and local schools the property would be of particular interest of a FTB/Young Couple.

Benefits from a high gloss fitted kitchen, modern bathroom, gas central heating and upvc double glazing.

Briefly comprises lounge, kitchen, cellar, two first floor bedrooms and a modern white house bathroom.

**VIEWING ESSENTIAL!**



## Lounge

14'3" x 14'8" (4.34m x 4.47m)

With radiator and double glazed window.

## Kitchen

14'8" x 7'3" (4.47m x 2.21m)

High gloss fitted kitchen having a range of wall and base units incorporating oven, hob and extractor hood, plumbing for auto washer, radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

### Bedroom One

17'1" x 5'4" (5.21m x 1.63m)

With radiator and double glazed window.

### Bedroom Two

14'5" x 7'7" (4.39m x 2.31m)

With radiator and double glazed window.

## Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, vanity sink unit, radiator, double glazed window.

## Directions

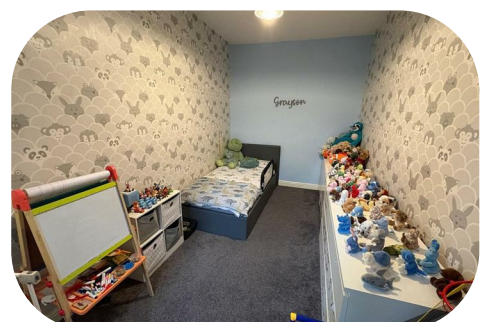
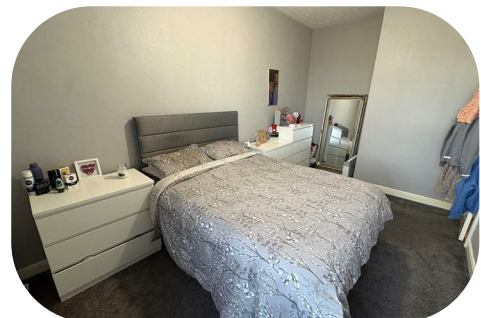
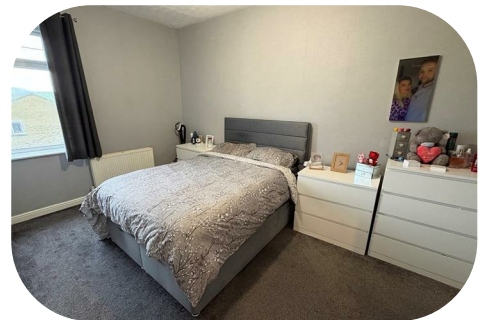
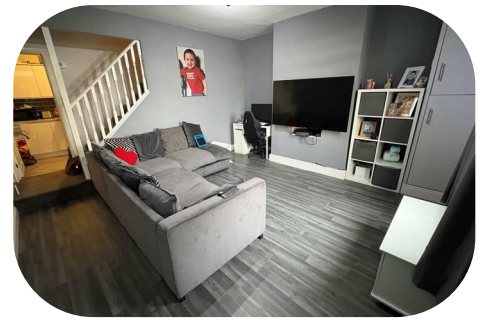
From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd, turn right onto Halifax Rd, continue to follow for 1.6 miles, turn left onto South St and the property will be seen displayed via our For Sale board.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
89	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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