



Lower Clough, Wood View, Denholme Gate, Denholme,
£135,000

**** COTTAGE ** TWO BEDROOMS ** TWO RECEPTION ROOMS ** DECEPTIVELY SPACIOUS **
** REQUIRES MODERNISATION ** GARDENS ** PARKING ** NO CHAIN ****

Tucked away on in this semi rural location is this two bedroom cottage property.

Offering deceptively spacious accommodation which would appeal to a number of buyers.

The property requires modernisation throughout and briefly comprises of an entrance porch, dining room, lounge, kitchen, two first floor bedrooms and a house bathroom.

To the outside there is parking with gardens.



Entrance Porch

Dining Room

15'0" x 18'3" (4.57m" x 5.56m")

Lounge

14'6" x 15'2" (4.42m" x 4.62m")

Kitchen

11'4" x 9'4" (3.45m" x 2.84m")

Fitted kitchen having a range of wall and base units comprising sink unit, cooker, oven and plumbing for auto washer.

First Floor Landing

Bedroom One

15'4" x 10'1" (4.67m" x 3.07m")

Built in wardobes.

Dressing Room

Bedroom Two

15'2" x 11'2" (4.62m" x 3.40m")

Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

Exterior

Gardens and parking.

Tenure

FREEHOLD.

Council Tax Band

D



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

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