



**South Street, Denholme,**  
**Offers Over £127,500**

**\* JANUARY SALE \* JANUARY SALE \* JANUARY SALE \*\*\* END TERRACE \*\* TWO BEDROOMS \*\* WELL PRESENTED  
 THROUGHOUT \*\* VACANT \*\***

**\*\* MODERN FITTED KITCHEN \*\* IDEAL FOR FTB/YOUNG COUPLE \*\* CELLAR \*\***

Spacious two bedroom end terrace property located in the heart of Denholme which boasts amenities, shops and local schools.

The well presented property would make an ideal purchase for a FTB/Young Couple.

Benefits from a modern fitted kitchen, house bathroom and multi fuel fire.

The accommodation briefly comprises of lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom.

**VIEWING ESSENTIAL!**



**Kitchen**

17#4" x 9'0" (5.18m#1.22m' x 2.74m")  
Modern fitted kitchen having a range of wall and base units incorporating sink unit with drainer, oven & hob with extractor, plumbing for auto washer and radiator.

**Lounge**

17'3" x 14'5" (5.26m" x 4.39m")  
Oak floor, multi fuel fire and radiator.

**Cellar**

Storage.

**First Floor Landing**

**Bedroom One**

15'0" x 14'0" (4.57m" x 4.27m")  
Modern sliding wardrobes, radiator and useful storage.

**Bedroom Two**

Radiator.

**Bathroom**

Modern three piece suite comprising P-shaped bath, low flush wc, pedestal wash basin, radiator, tiled walls and floor.

**Council Tax Band**

A

**Tenure**

FREEHOLD.



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

