



Parkinson Road, Denholme,
Offers In Excess Of £100,000

* TERRACE * TWO BEDROOMS * MODERNISED * HEART OF DENHOLME VILLAGE *
 * CLOSE TO AMENITIES/SCHOOLS * GARDEN FRONTAGE * MODERN KITCHEN & BATHROOM *

Superbly presented two bedroom terrace property which is located in the heart of Denholme Village.

The property has been modernised and updated by the present owner and benefits from a multi fuel fire, modern fitted kitchen and house bathroom.

The property would make an ideal purchase for a number of buyers and is within easy reach of amenities, shops, schools and bus routes.

Accommodation comprises of an entrance porch, lounge, kitchen, cellar, first floor bedroom and a house bathroom. There is a further attic second bedroom.

To the outside there is a small garden frontage.



Entrance Porch

Lounge

12' x 15'1" (3.66m x 4.60m)

Having a multi fuel fire set in chimney breast, radiator and double glazed window.

Kitchen

11'5" x 4'1" (3.48m x 1.24m)

Cream fitted modern kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor, tiled splashback, radiator and double glazed window.

Cellar

Useful storage.

First Floor Landing

With useful storage and plumbing for auto washer.

Bedroom One

10'2" x 14'9" (3.10m x 4.50m)

With radiator and double glazed window.

Bathroom

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

Attic Bedroom Two

With velux window and radiator.

Exterior

With small garden frontage.

Directions

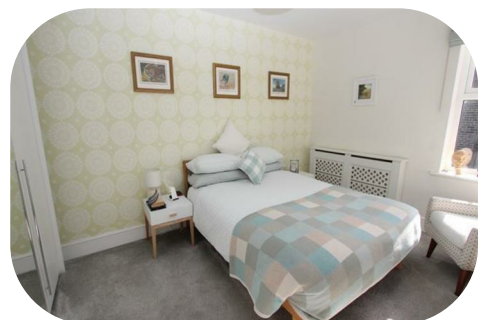
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.2 miles, turn left onto Thornton Rd/B6145, right onto Halifax Rd/A629, continue to follow A629 for 1.7 miles, turn right onto Parkinson Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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