



## Main Road, Denholme,

**£95,000**

\* TERRACE \* TWO BEDROOMS \* CLOSE TO AMENITIES \*  
\* IDEAL STARTER HOME \* GARDEN FRONTAGE \*

This property would make an ideal purchase for a number of buyers.

This two bedroom terrace property is in the heart of Denholme Village and within easy reach of amenities, shops and local schools.

Benefits from gas central heating and double glazing.

The property briefly lounge, breakfast kitchen, cellar, two first floor bedrooms and a 'Jack n Jill' bathroom.

To the outside there is small garden frontage.



## Kitchen

15'11" x 9'3" (4.85m x 2.82m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, tiled splashback, oven, hob, radiator.



## Lounge

15' x 10'1" (4.57m x 3.07m)

With radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

With radiator.

## Bedroom One

12'5" x 9'2" (3.78m x 2.79m)

With radiator and double glazed window.



## Bedroom Two

9'11" x 9'2" (3.02m x 2.79m)

## 'Jack & Jill' Bathroom

Two piece suite comprising panelled bath with shower over, pedestal wash basin, towel radiator and double glazed window.

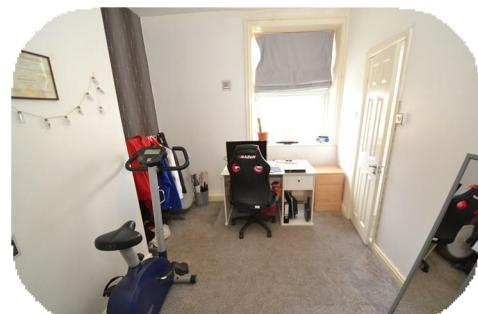


## Separate WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a small garden frontage.



## Directions

From our office on Queensbury head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn left onto Thornton Rd/B6145, turn right onto Halifax Rd/A629, continue to follow A629, 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) 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   |                         |           |
| (11-20) G                                   |                         |           | (11-20) G   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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