



South Street, Denholme,
Offers Over £129,950

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

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

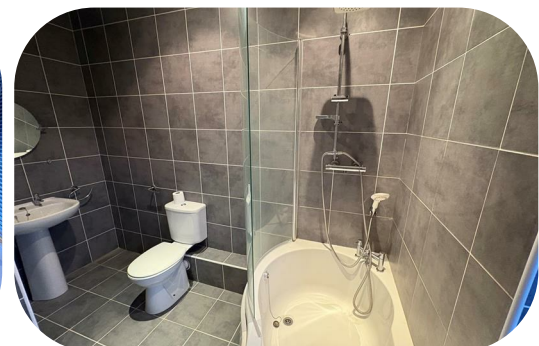
Spacious two bedroom end terrace property located in the heart of Denholme which boasts amenities, shops and local schools.

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

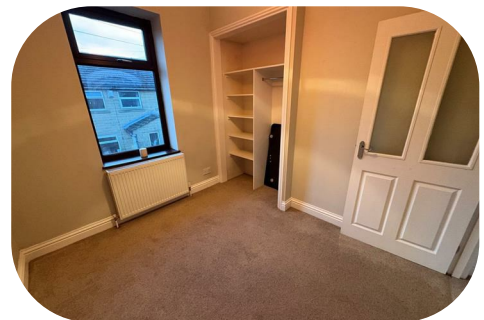
15'0" x 14'0" (4.57m" x 4.27m")

Modern sliding wardrobes, radiator and useful storage.



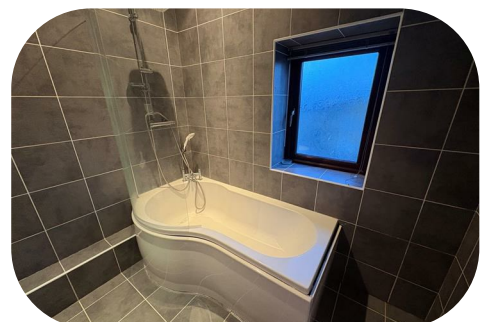
Bedroom Two

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

