



**Main Road, Denholme,  
Asking Price £109,950**

\* COTTAGE \* TWO BEDROOMS \* NO ONWARD CHAIN \* IDEAL STARTER HOME \*  
\* CLOSE TO AMENITIES \* ENCLOSED PATIO GARDEN \*

Available with no onward chain, is this delightful two bedroom stone built cottage.

Situated in the heart of Denholme village which boasts amenities, shops, rural walks and local schools.

The property would make an ideal purchase for a number of buyers and benefits from gas central heating and upvc double glazing.

Briefly comprises entrance, open plan lounge/kitchen, cellar, two first floor bedrooms and a modern white house bathroom.

To the outside there is an enclosed patio garden to the rear.



## Entrance Vestibule

## Open Plan Lounge/Kitchen

16'2" x 13'9" (4.93m x 4.19m)

Lounge Area has a multi fuel fire set in chimney breast, radiator and double glazed window.

The Kitchen Area is fitted with a range of white wall and base units incorporating stainless steel sink unit, plumbing for auto washer, upvc door to rear.



## Cellar

Useful storage.

## First Floor

### Bedroom One

9'6" x 10'5" (2.90m x 3.18m)

With radiator and double glazed window.



### Bedroom Two

10'6" x 6'4" (3.20m x 1.93m)

With radiator and double glazed window.



## Bathroom

Two piece suite comprising P shaped bath, vanity sink unit, radiator and double glazed window.

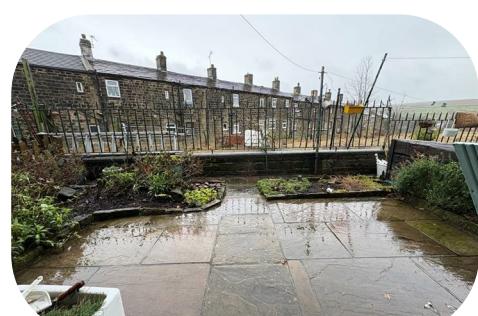


## Separate WC

With low suite wc and double glazed window.

## Exterior

To the outside there is an enclosed garden to the rear.



## Directions

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

## TENURE

FREEHOLD

## Council Tax Band

A / Bradford

**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
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	