



Fairfield, Denholme,

£140,000

* TOWN HOUSE * THREE BEDROOMS * CLOSE TO AMENITIES *
* MODERN BATHROOM * GARDEN *

This three bedroom mid town house would make an ideal purchase for a number of buyers. Situated in the heart of Denholme and within easy reach of amenities, schools and rural walks. The property benefits from a modern bathroom, gas central heating, double glazing and a garden to the rear. Briefly comprising entrance vestibule, lounge, kitchen, three first floor bedrooms and a bathroom. To the outside there is a garden to front and rear.



Entrance Vestibule

Lounge

12'2" x 14'7" (3.71m x 4.45m)

With fireplace surround, radiator and double glazed window.

Kitchen

15'1" x 7'4" (4.60m x 2.24m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator, double glazed window and pantry.

First Floor

Bedroom One

10'5" x 11' (3.18m x 3.35m)

With radiator and double glazed window.

Bedroom Two

11'7" x 8'8" (3.53m x 2.64m)

With radiator and double glazed window.

Bedroom Three

7'7" x 7'1" (2.31m x 2.16m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there are gardens to front and rear.

Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page, continue to follow A644, after 2 miles turn left onto Thornton Rd, right onto Halifax Rd, turn right onto Station Rd, right onto Old Rd, left onto Fairfield and the property will 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] 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

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