bronte estates









3 Main Road, Denholme, Bradford, BD13 4DL

£175,000

- SUBSTANTIAL THREE BEDROOM SEMI DETACHED
- GAS CH & UPVC DG
- 19' LANDING
- CLOSE TO VILLAGE AMENITIES
- GROUND FLOOR WC
- PREVIOUSLY TWO PROPERTIES
- 18' LOUNGE
- DECEPTIVELY SPACIOUS
- THREE DOUBLE BEDROOMS
- ENCLOSED SIDE GARDEN

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** SPACIOUS THREE BEDROOM SEMI-DETACHED ** THREE DOUBLE BEDROOMS ** PREVIOUSLY TWO SEPARATE PROPERTIES ** GROUND FLOOR WC ** Bronte Estates are pleased to list for sale this impressive family home in the heart of Denholme, tucked away just off the Main Road. The property was once two separate terrace houses that have been knocked through to create a deceptively spacious family home. To the ground floor is an 18' lounge with windows to the front and rear, kitchen with an opening to a dining room, ground floor WC, 19' landing, three double bedrooms, bathroom with a separate WC and a private garden to the side. Well presented, gas central heating, UPVC double glazing, boarded loft, cellar and offering an abundance of space and light. Early viewing is advised.

3 1 1 D

Council Tax Band: B







Kitchen
18'6 x 6'0
The rear entrance door leads into the kitchen with an opening to a separate dining space. The kitchen is fitted with a range of base and wall units with laminated work surfaces over and splash-back wall tiling. There is an integrated electric oven, four ring gas hob, stainless steel sink & drainer and plumbing for a washing machine. Windows to the front & side elevations, tiled floor and a door to the cellar.

Dining Room
15'9 x 9'6
Partially open with the kitchen, tiled floor, window to the front, central heating radiator and a tiled floor.

Lounge
18'6 x 16'9
A spacious reception room with windows to the front and rear elevations, plus a front entrance door. Period style fireplace with ornate brass inlay, laminate flooring and a central heating radiator. Stairs lead off to the first floor.

Ground Floor WC
Low flush WC, modern washbasin with storage below, tiled floor and an extractor.

Cellar
Useful cellar rooms providing good storage space and offering further potential.

First Floor Landing
19'6 x 6'7
A well proportioned landing with ample space for a desk or study area. Window to the rear with open aspect and doors off to the bedrooms, bathroom and WC.

Bedroom One
14'7 x 8'6
Window to the front elevation, fitted storage space and a central heating radiator.

Bedroom Two
12'10 x 9'6
Window to the rear elevation and a vertical central heating radiator.

Bedroom Three
11'7 x 10'8
Window to the front elevation, fitted open shelving and a central heating radiator.

Bathroom
Family bathroom comprising of a shower cubicle with mains powered shower, panelled bath with telephone style taps, pedestal washbasin, window to the front elevation, tiled floor and a central heating radiator.

Separate WC
Large modern washbasin with mixer tap and storage below, low flush WC, chrome heated towel rail and a bathroom cabinet with LED mirror.

Loft
Fully boarded loft space with a drop down ladder from the landing, providing excellent storage space.

External
To the side of the property is an enclosed courtyard/patio garden with paving, high wall boundary and a lockable garden gate.















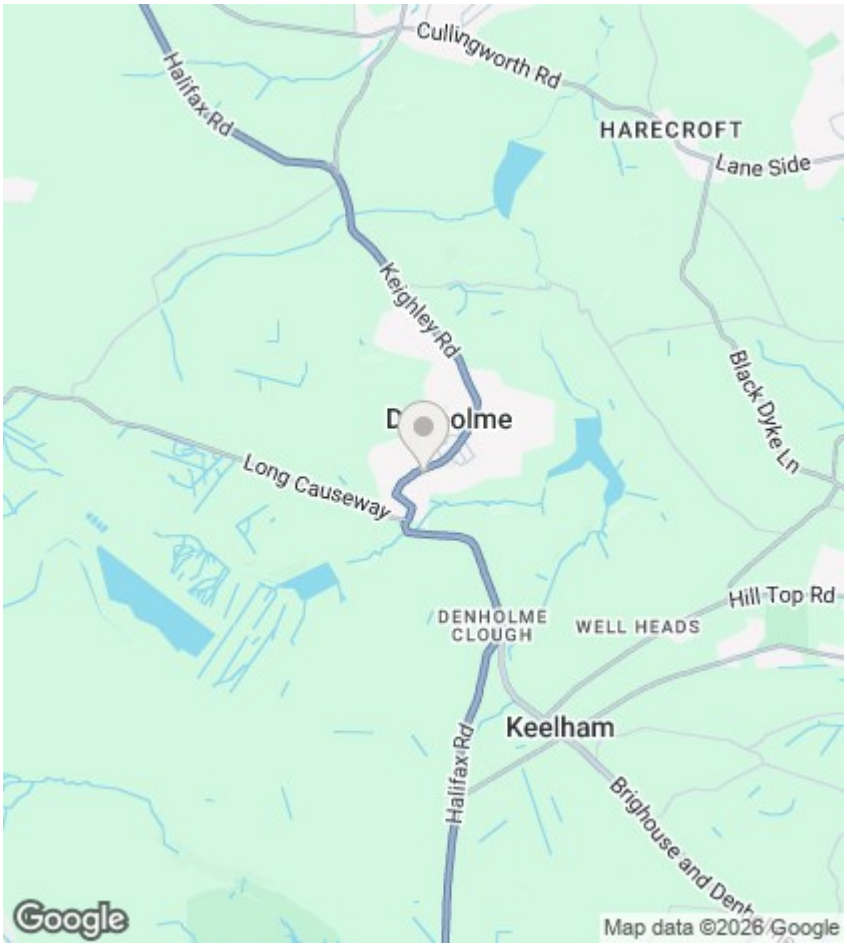












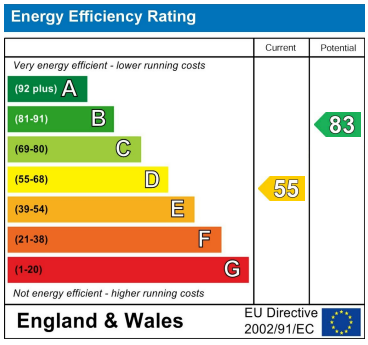
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D





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