bronte estates

18 John Street, Denholme, Bradford, BD13 4AN

£178,000

- CHARACTER MID-THROUGH TERRACE
- SET OVER THREE FLOORS
- GAS CH & UPVC DG
- CHARACTER FEATURES
- BASEMENT CELLAR/UTILITY ROOM
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- COTTAGE GARDEN TO THE REAR
- IMMACULATELY PRESENTED
- ARRANGE YOUR VIEWING NOW!

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18 John Street, Bradford BD13 4AN

** IMPRESSIVE CHARACTER TERRACE PROPERTY ** IMMACULATELY PRESENTED ** THREE DOUBLE BEDROOMS ** TASTEFULLY APPOINTED THROUGHOUT ** Bronte Estates are delighted to list for sale this superb, character property in Denholme. A much loved family home that is tastefully appointed and ready for a new owner to move straight in. To the ground floor is an entrance hall, a bright and characterful lounge with exposed stonework, a well appointed dining-kitchen and access to a spacious cellar/utility room. To the first floor are two double bedrooms, family bathroom and an overall double attic bedroom on the second floor. Fantastic natural light, cottage style rear garden and on-road parking to the front and rear. Village amenities are just a short walk away and the towns of Keighley, Halifax and Bradford can all be reached in around 20 minutes. Early viewing is advised.

3 1 1 D

Council Tax Band: A

Entrance Hall
The front entrance door leads into a hallway with stairs leading off to the first floor, exposed beams and stripped pine doors leading into the lounge and kitchen. Wood effect laminate flooring and a central heating radiator.

Lounge
13'3 x 13'1
An impressive reception room with a feature exposed brick fireplace housing a coal effect gas stove. high ceiling, two wall light points, central heating radiator and a window to the front elevation.

Dining-Kitchen
14'1 x 9'3
A well proportioned dining kitchen fitted with a range of modern base and wall cabinets, laminate work surfaces over and complimentary splash-back wall tiling. Integrated double electric oven and grill, four ring electric electric hob, matching extractor and a dishwasher. Door to the cellar, window to the rear elevation, central heating radiator and an exterior door to the rear garden.

Cellar / Utility Room
17'4 x 12'9
A good sized cellar room, benefitting from a window to the front, plumbing for a washing machine, Viessmann boiler, stone shelving and the original coal store.

First Floor
Landing area with open spindle balustrade leading off to the second floor, window to the rear elevation and doors leading to two double bedrooms and the family bathroom, plus a useful storage cupboard.

Bedroom One
13'4 x 10'6
Window to the front elevation, exposed beams and a central heating radiator.

Bedroom Two
11'0 x 9'4
Window to the rear elevation and a central heating radiator.

Bathroom
A modern four piece bathroom suite comprising of a bath with shower tap attachment, separate shower cubicle with a thermostatic shower, low-suite WC and a wall mounted washbasin with storage below. Exposed beams, tiled floor, window to the front elevation and a chrome heated towel rail.

Second floor
Landing area with a Velux roof window and door to bedroom three.

Bedroom Three
15'8 x 15'6
Currently used as a TV room / gym. Two Velux roof windows with integrated blinds, exposed beams, fitted eaves storage cupboards and a central heating radiator.

External
Enclosed rear cottage-style garden with gravel, stone paving and a stone boundary wall. On-road parking to the front and rear.

Please Note
Energy Certificate and Floor Plan to follow.

Private

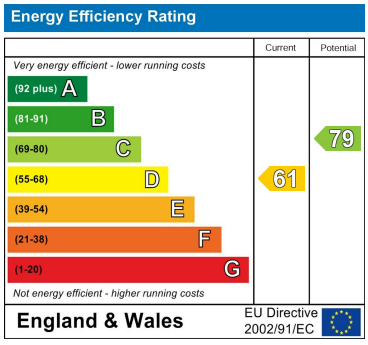
Directions

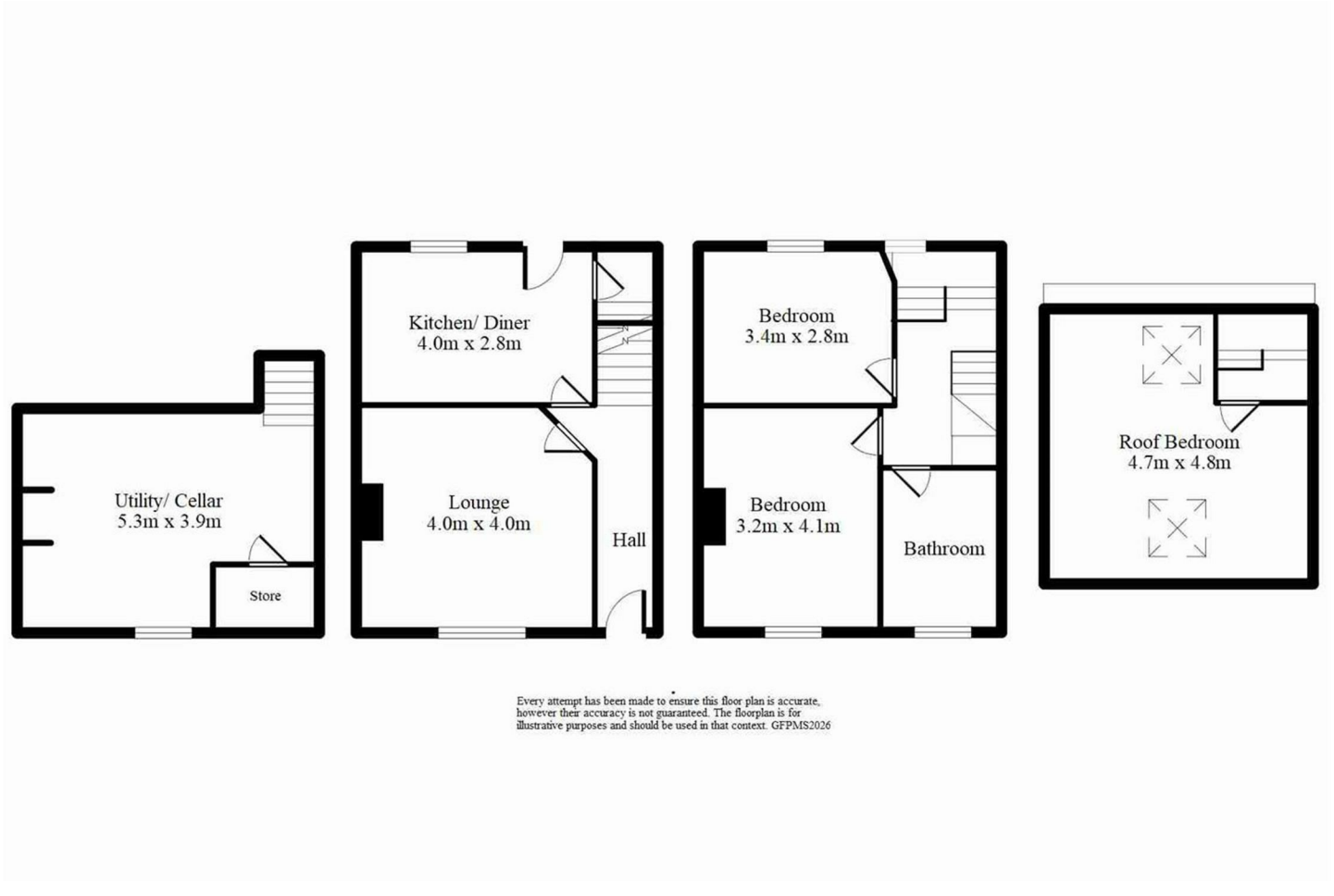
Viewings

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

EPC Rating:

D





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026

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