



## 5 Buck Street, Denholme, Bradford, BD13 4BY

£145,000

- SPACIOUS MID-THROUGH TERRACE
- GOOD SIZE ACCOMMODATION
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- SOLD WITH NO CHAIN
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- VILLAGE LOCATION
- VIEW NOW!

# 5 Buck Street, Bradford BD13 4BY

**\*\* SPACIOUS THROUGH TERRACE PROPERTY \*\* TWO DOUBLE BEDROOMS \*\* WELL PRESENTED \*\* DENHOLME VILLAGE LOCATION \*\* CLOSE TO AMENITIES \*\*** Located in the heart of Denholme is this impressive stone built through terrace, benefitting from character features, high ceilings, gas central heating, double glazing and a rear enclosed yard with three outhouses. Potential to convert the loft space, subject to the required consents. **SOLD WITH NO CHAIN.** Briefly comprising of: Entrance Vestibule, Lounge, Dining Kitchen, Two Bedrooms, Bathroom, Gardens front & rear.



Council Tax Band: A



## **Entrance Hall**

Door to the lounge.

## **Lounge**

16' x 14'9

A spacious reception room benefiting from a living flame gas fire, four wall light points, central heating radiator and a window to the front elevation.

## **Dining Kitchen**

13'7 x 9'

Fitted with a range of base and wall units, laminated work surfaces and tiled splash-backs. Stainless steel sink and drainer, washing machine plumbing and a cupboard housing the central heating boiler. Integrated electric oven, gas hob and extractor. Useful storage cupboard, door to the rear and a window to the rear.

## **First Floor**

Spacious landing and staircase with a window to the rear elevation and doors off to the bedrooms & bathroom. Central heating radiator and access to the loft space.

## **Bedroom One**

15'2 x 11'2

Fitted wardrobes and storage, original cast iron fireplace, central heating radiator and a window to the front.

## **Bedroom Two**

10'1 x 8'4

Original cast iron fireplace, central heating radiator and a window to the rear elevation.

## **Bathroom**

White three piece bathroom suite comprising of a panelled bath with shower tap attachment, push button WC and a circular wash basin set in a vanity unit. Limestone effect wall tiling, radiator and window to the front.

## **External**

Low maintenance garden to the front with wrought iron gate and stone wall boundary. To the rear is a gated, flagged patio with three useful outhouses providing additional storage.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	