



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) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	