



## 4 Lane Top, Denholme, Bradford, BD13 4LE

£140,000

- COSY STONE BUILT CHARACTER COTTAGE
- VERY WELL PRESENTED THROUGHOUT
- COMPLETE NEW BATHROOM
- HARDWIRED SMOKE & CARBON MONOXIDE DETECTORS
- SUPERB RURAL VIEWS ACROSS FARMLAND
- TWO BEDROOMS
- NEW CENTRAL HEATING BOILER
- RE-WIRED
- NEW ELECTRIC OVEN & GAS HOB
- CAST IRON SOLID FUEL STOVE

# 4 Lane Top, Bradford BD13 4LE

**\*\* TWO BEDROOM END TERRACE COTTAGE \*\* MANY RECENT IMPROVEMENTS \*\* LOVELY OPEN VIEWS FRONT & REAR \*\* GARDEN/PARKING \*\* SOLID FUEL STOVE \*\*** Bronte Estates are delighted to offer for sale this impressive cottage property on the outskirts of Denholme, adjoining open fields to the rear and available with NO CHAIN. The property has recently been re-wired, had a complete new bathroom, new central heating boiler and has been redecorated throughout. Offering 'ready to move in' accommodation for a first time buyer, landlord or perhaps for those downsizing. To the front is a gated garden providing an off-road parking space. Early viewing is advised.



Council Tax Band: A



### **Entrance Porch**

A useful front entrance porch with UPVC door and windows. Plumbing for a washing machine, tiled floor and a door to the lounge.

### **Lounge**

16'3 max x 14'7

A spacious and characterful reception room with exposed stone fireplace, solid fuel stove and exposed beams. Stairs lead off to the first floor, window to the front elevation, two central heating radiators and a door to the kitchen.

### **Kitchen**

11'7 x 4'7

A galley kitchen fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Brand new integrated electric oven and gas hob with an extractor over. Tiled floor, central heating radiator, window to the rear and a door to the cellar.

### **Cellar**

Small keeping cellar providing further storage.

### **First Floor**

Landing area with doors off to the bedrooms, bathroom, boiler cupboard and a useful storage cupboard with shelving and a window to the rear. Access to the loft space.

### **Bedroom One**

11'5 x 7'9

Window to the front elevation, central heating radiator and an exposed beam.

### **Bedroom Two**

8'8 x 6'8

Windows to both the front and side elevations making the most of the open views. Fitted double wardrobe and a central heating radiator.

### **Bathroom**

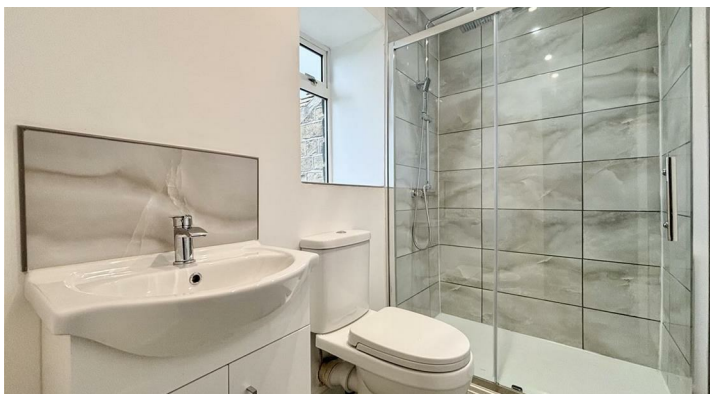
7'7 x 4'4

A fully refurbished shower room consisting of a large walk-in shower with glass door and a rainfall shower, washbasin with storage below and a low flush WC. Central heating radiator and a window to the rear enjoying stunning long range views across farmland.

### **External**

To the front of the property is a gated garden providing an off-road parking space, stone wall boundary, flower beds, bin store area and ample space to sit out in the summer months.







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	