



5 Minorca Mount, Denholme, Bradford, BD13 4AY

£185,000

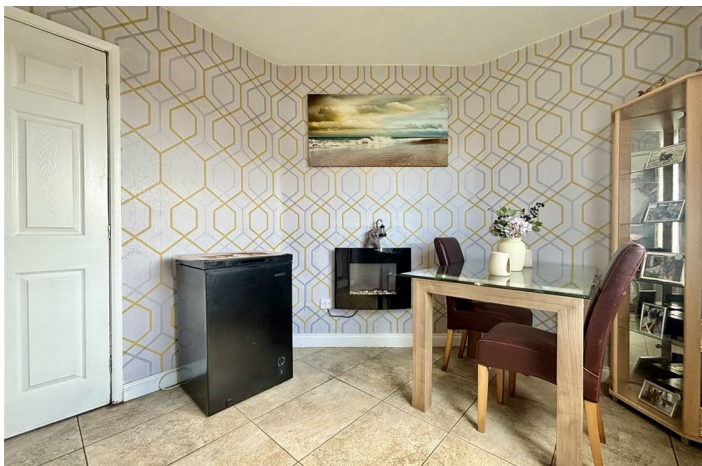
- THREE BEDROOM SEMI DETACHED
- LARGE CORNER PLOT
- ENCLOSED CHILD / PET FRIENDLY GARDEN
- LARGE KITCHEN-DINER
- POPULAR LOCATION
- EX-LOCAL AUTHORITY
- GATED DRIVEWAY & OFF-ROAD PARKING
- CLOSE TO VILLAGE AMENITIES
- WELL PRESENTED
- EARLY VIEWING ADVISED

5 Minorca Mount, Bradford BD13 4AY

**** THREE BEDROOM SEMI DETACHED ** LARGE CORNER PLOT OFFERING POTENTIAL ** OFF-ROAD PARKING ** CUL-DE-SAC POSITION **** Bronte Estates are delighted to list for sale this spacious and well presented ex-local authority semi detached in Denholme. The property sits on a large corner plot offering a huge enclosed garden and ample space to extend the property or develop the plot STPP. Benefitting from a gated driveway, gas central heating, UPVC double glazing and is positioned at the end of the cul-de-sac with no passing traffic. Arrange your viewing now!



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, doors to the lounge & dining room and a tiled floor.

Lounge

14'8 x 10'5

A through lounge with windows to both the front and rear elevations, central heating radiator and a fireplace with marble inlay & hearth and an electric coal effect fire.

Dining Room

10'1 x 8'6

Tiled floor, window to the front elevation and a central heating radiator. Door to the kitchen.

Kitchen

13'4 x 10'9

A modern fitted kitchen with a range of base and wall cabinets, laminate work surfaces over and an integrated electric double oven & grill and a five ring gas hob with extractor above. Plumbing for both a washing machine & dishwasher, enamel sink & drainer with pot-washer tap and windows to three sides. Central heating radiator and a door to the rear garden.

First Floor

Access to the loft space and doors off to the bedrooms & bathroom.

Bedroom One

14'8 x 10'6

Master bedroom with windows to both the front and rear elevations plus a fitted storage cupboard.

Bedroom Two

11'2 x 10'3

Window to the front elevation, storage cupboard and a central heating radiator.

Bedroom Three

10'6 x 7'3

Window to the rear elevation and a central heating radiator. Currently used as a dressing room.

Bathroom

A modern wet room with a walk-in shower enclosure and a large rainfall shower over, wall mounted washbasin with storage below and a

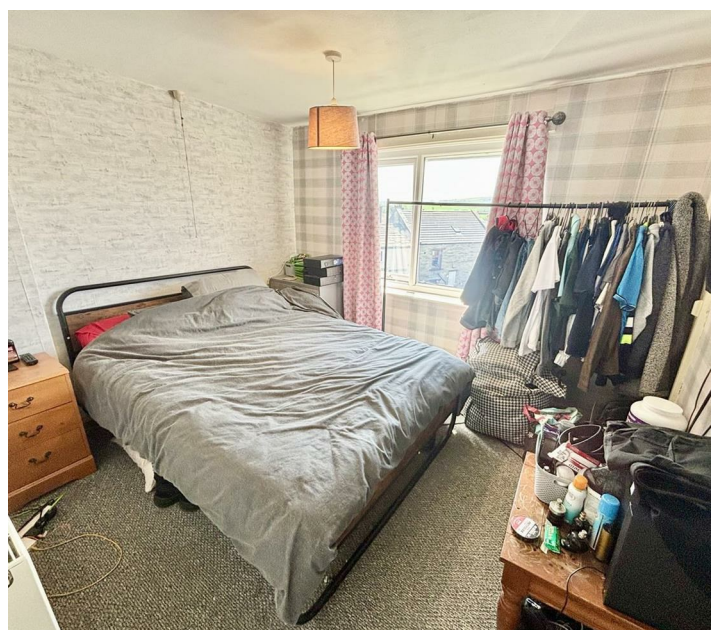
low flush WC. Tiled floor, chrome heated towel rail, LED bathroom mirror and a window to the rear elevation.

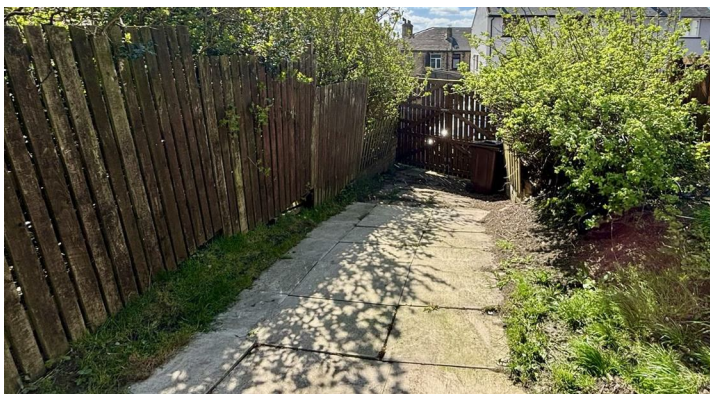
External

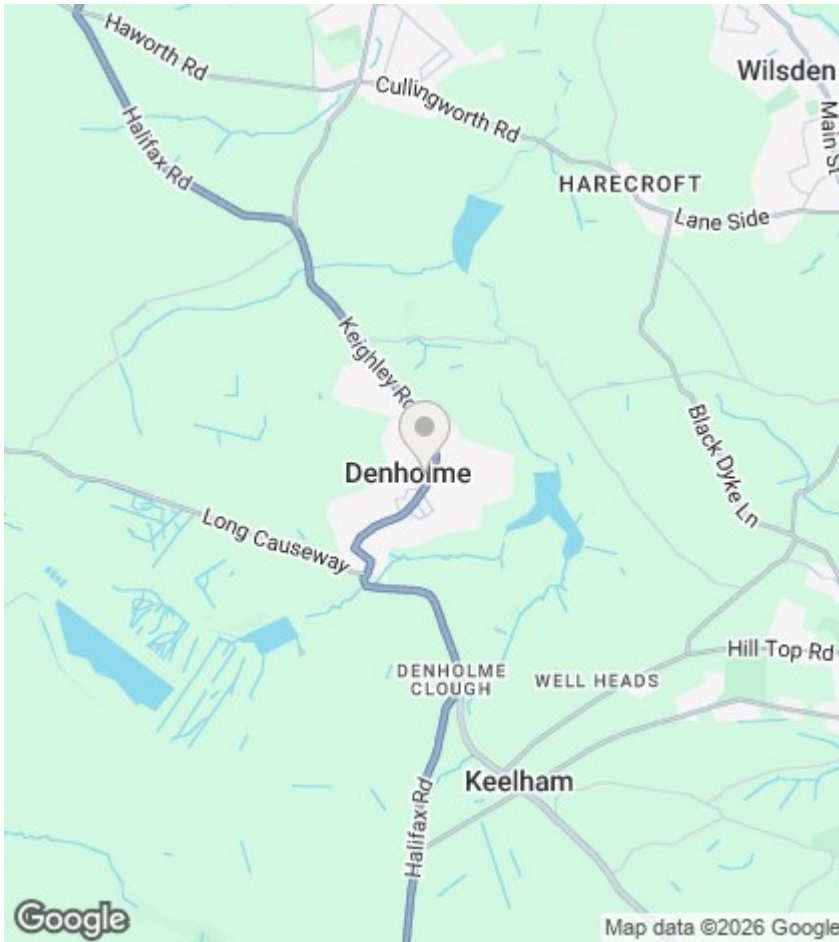
The property sits on a large corner plot. To the front is a fenced garden with garden gate, lawn and a further gate to the side of the house. Also to the front is a gated driveway providing off-road parking. There is also further on-road parking to the front of the house. The well proportioned rear/side garden is mainly paved and has a fenced boundary, EV charge point, garden shed and mature shrubs/trees.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

Viewings

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

EPC Rating:

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