



5 Minorca Mount, Denholme, Bradford, BD13 4AY

£185,000

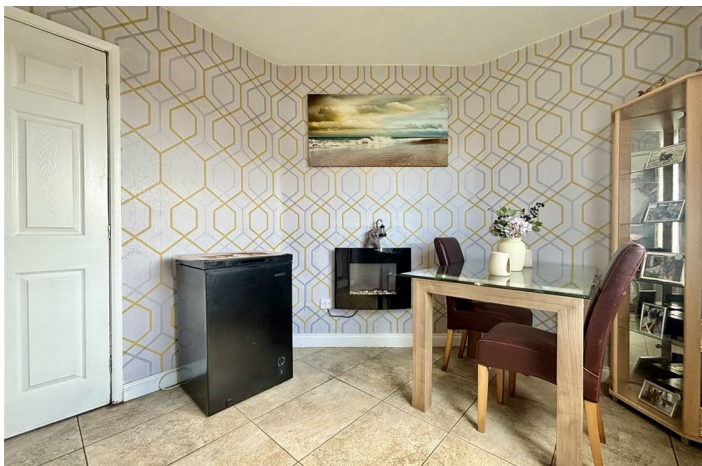
- THREE BEDROOM SEMI DETACHED
- LARGE CORNER PLOT
- ENCLOSED CHILD / PET FRIENDLY GARDEN
- LARGE KITCHEN-DINER
- POPULAR LOCATION
- EX-LOCAL AUTHORITY
- GATED DRIVEWAY & OFF-ROAD PARKING
- CLOSE TO VILLAGE AMENITIES
- WELL PRESENTED
- EARLY VIEWING ADVISED

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. Radiator

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.

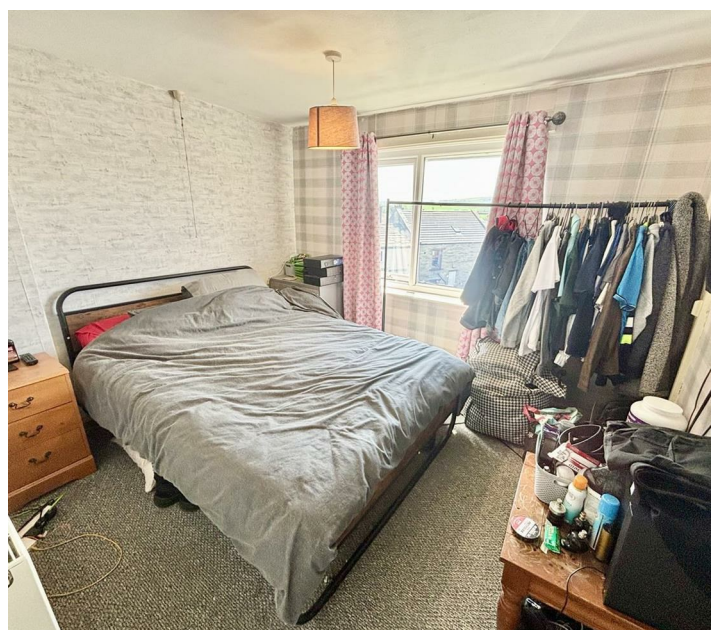
Bathroom

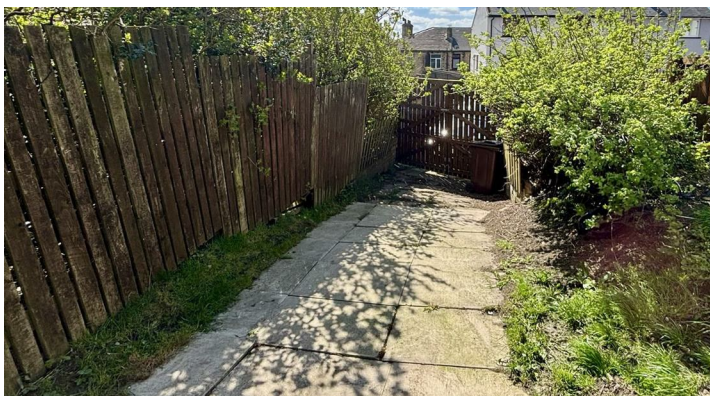
A modern wet room with a walk-in shower enclosure and a large rainfall shower over, wall mounted washbasin with storage below and a

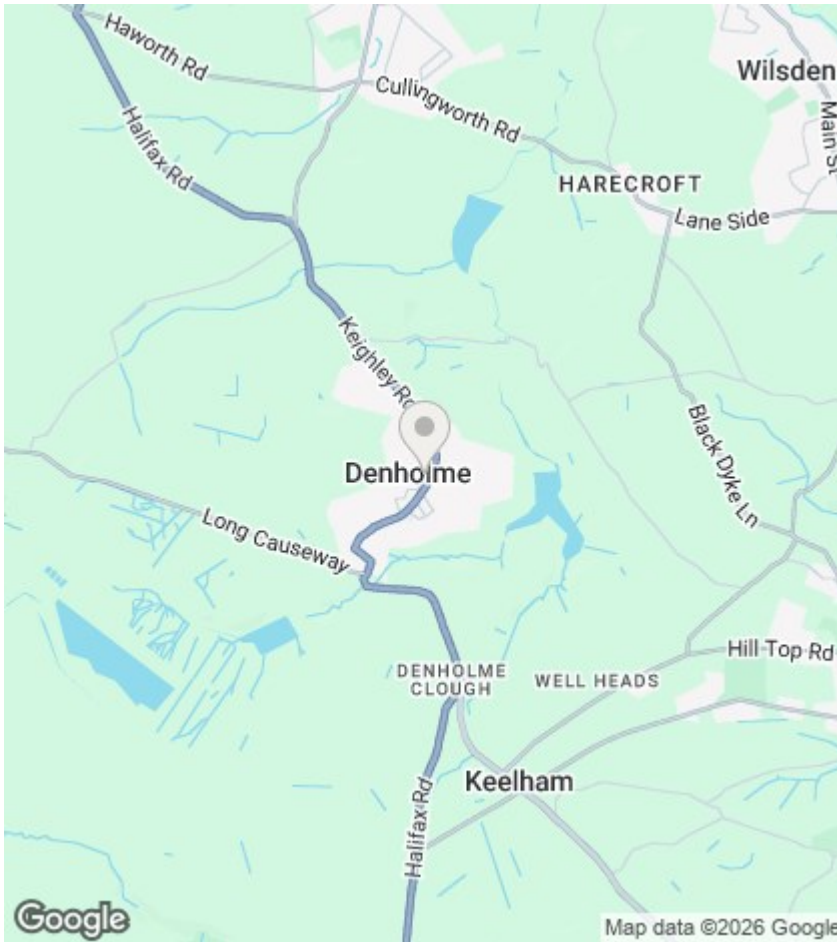
low flush WC. Tiled floor, chrome heated towel rail, LED bathroom mirror and a window to the rear elevation.

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.







Directions

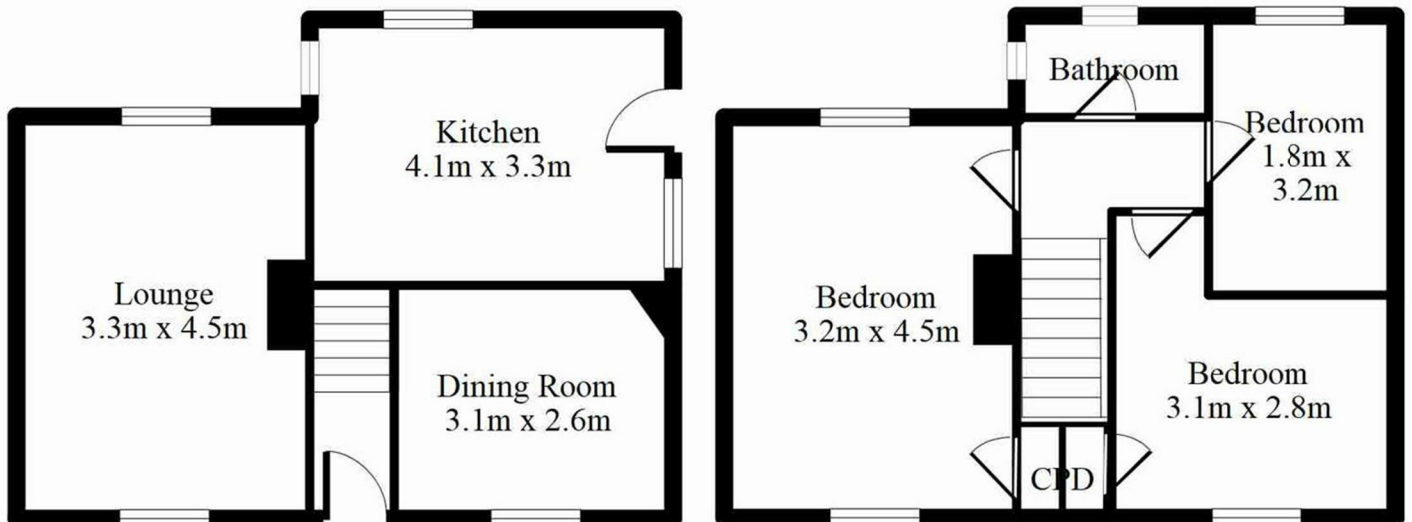
Viewings

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

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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. GFPM2026