









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Keighley Road, Denholme, BD13

£300,000 Freehold

Two Bedroom Detached Extended Bungalow



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Keighley Road Denholme BD13 4JY

Key features:

- Two Bedroom **Extended Detached** Bungalow
- Driveway & Garage
- Large Gardens
- Modern Kitchen &

Bathroom

- Gas Central Heating
- NO CHAIN
- Stunning Views
- Attic Room
- Conservatory
- Council Tax Band: C



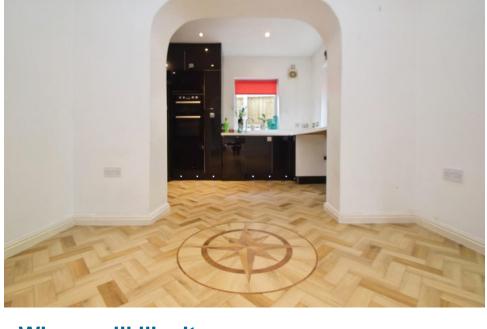
Why you'll like it

Presenting a deceptively spacious having been extended two-bedroom detached bungalow, located in a highly sought-after area of Denholme, renowned for its stunning views, excellent public transport links, local amenities, and idyllic walking routes. This property is ideal for those seeking single-level living, downsizers or anyone looking for the comfort and convenience of a bungalow.

Upon entering, the bungalow offers two inviting reception rooms. The first is a separate space with large windows, basking in natural light and affording delightful views over the front garden. The second reception room is an open-plan area, featuring wood floors and versatile use as a dining room or snug with access to the well-appointed kitchen benefitting from an abundance of natural light, ample storage units, and built-in pantries, creating a practical and welcoming environment for culinary pursuits.

Accommodation comprises two generous double bedrooms, with the principal bedroom benefitting from built-in wardrobes. The modern wet roomstyle bathroom is finished to a high standard, offering a walk-in shower and heated towel rail for added comfort.

A standout feature of this property is the conservatory, providing direct access to the rear garden and a perfect setting for relaxation or entertaining.









Additional features include an occasional attic room perfect for a home office with lovely views, ample driveway, parking, a large attached garage, and the advantage of no onward chain, ensuring a seamless purchase experience.

The gardens to the front and rear enhance the appeal, making this an exceptional opportunity to secure a bungalow in an attractive and wellconnected location. Early viewing is highly recommended.

ENTRANCE HALL

LOUNGE 12' 5" x 13' 5" (3.8m x 4.1m) INTO BAY WINDOW

DINING AREA 11' 9" x 9' 10" (3.6m x

KITCHEN 7' 10" x 18' 0" (2.4m x

CONSERVATORY 10' 9" x 8' 6" $(3.3m \times 2.6m)$

BEDROOM ONE 10' 5" x 11' 5" (3.2m x 3.5m)

BEDROOM TWO 9' 10" x 9' 10" (3m x

SHOWER ROOM 5' 10" x 6' 6" (1.8m

ATTIC ROOM 12' 5" x 10' 2" (3.8m x 3.1m) INTO WINDOW

GARAGE 8' 6" x 21' 11" (2.6m x 6.7m)









