



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.

Albion Street, Denholme, BD13

£100,000 Freehold

Two Bedroom End Terrace

EPC Rating: D

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



Albion Street
Denholme
BD13

Key features:

- Two Bedroom End Terrace
- Gas Central Heating
- Large Cellar
- Cul-De-Sac Location
- Close To Local Amenities
- Denholme Village Location
- Investment Opportunity
- In Need of Modernisation



Why you'll like it

Rare opportunity to purchase this double fronted two bedroom End of Terrace home located in the popular residential location of Denholme. Benefiting from; a large cellar, two double bedrooms and gas central heating. Viewing is essential

Denholme is a quaint village with a local primary school, local shops and small supermarket. This semi-rural location is still very practical for commuting to Bradford, Keighley and all local Yorkshire City Centres, and by road there are close by motorway links.

LOUNGE 12' 5" x 13' 9" (3.8m x 4.2m) Large lounge with carpet flooring, feature fireplace and window to the front

KITCHEN 5' 2" x 15' 8" (1.6m x 4.8m) Fitted kitchen with ample wall and base units, integrated oven and gas hob. Two windows providing ample natural light and access to the cellar

LANDING

BEDROOM ONE 11' 5" x 13' 9" (3.5m x 4.2m) Large double bedroom with carpet flooring, window providing natural light and built in storage cupboards

BEDROOM TWO 6' 10" x 11' 5" (2.1m x 3.5m) Good sizes second bedroom with carpet flooring and window providing natural light

BATHROOM 3' 3" x 8' 10" (1m x 2.7m) Fitted family bathroom comprising; WC, hand wash basin and shower cubicle

CELLAR Large cellar space potential to create a further living space subject to the relevant permissions



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

