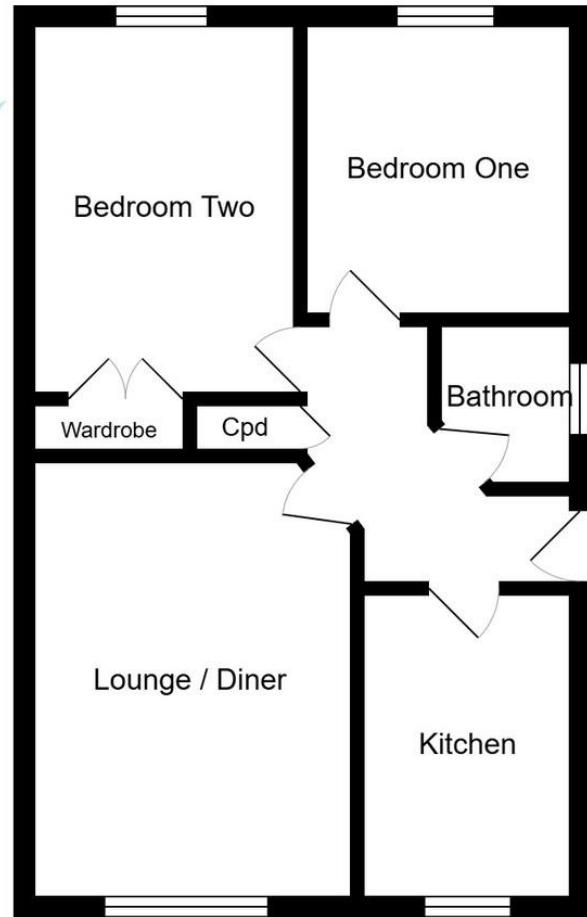
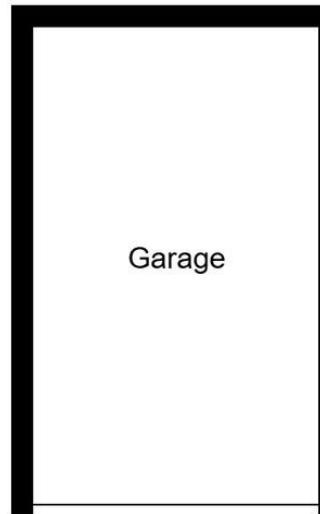


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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including 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.

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Lodge Gate Close, Denholme, BD13

£200,000 Freehold

Two Bedroom Semi-Detached Bungalow

EPC Rating: D

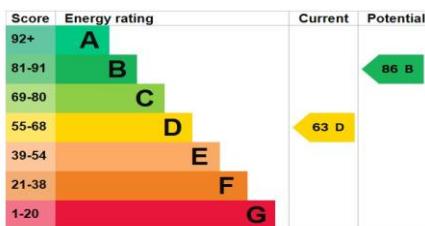
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Lodge Gate Close
Denholme
BD13
Key features:

- Two Bedroom Semi-Detached Bungalow
- Gas Central Heating
- Enclosed Rear Garden
- Large Garage & Drive
- Popular Residential

Location

- Good Condition, Ready To Move
- Sought-After Denholme Village Location
- Lovely Views To The Front


Why you'll like it

This well-presented two-bedroom semi-detached in the heart of Denholme, Bradford. Set in a sought-after residential area, the property benefits from a garage underneath with parking and steps to the side leading up to the front door. To the rear there is an enclosed garden, offering an outdoor space with privacy.

Internally, the bungalow provides a separate reception room featuring a fireplace and a large window with a pleasant outlook, along with space for dining. The kitchen benefits from natural light, built-in pantries, integrated appliances and attractive views. There are two double bedrooms, one of which includes built-in wardrobes, and a bathroom fitted with a shower over the bath.

Denholme offers a range of local amenities including shops, cafés and everyday services, largely centred around Denholme's main routes. Nearby parks and open green spaces, including access to the surrounding moorland and countryside, provide opportunities for walking and recreation.

Public transport links are available via local bus services connecting Denholme with Bradford, Halifax and surrounding villages. The nearest railway stations are located in nearby towns such as Halifax and Bingley, both accessible by car, offering services towards Leeds, Bradford and Manchester, making wider commuting feasible.

This bungalow, in good condition and with practical features such as a garage, parking and enclosed rear garden, will particularly appeal to first-time buyers and those looking to downsize while remaining within a well-connected village setting.

HALL
LOUNGE/DINER 11' 1" x 13' 5" (3.4m x 4.1m)
KITCHEN 7' 2" x 10' 5" (2.2m x 3.2m)
BEDROOM ONE 9' 2" x 10' 2" (2.8m x 3.1m)
BEDROOM TWO 9' 2" x 13' 1" (2.8m x 4m)
BATHROOM 6' 6" x 6' 2" (2m x 1.9m)
GARAGE 10' 2" x 18' 4" (3.1m x 5.6m)
