



21 Lodge Gate Close, Denholme, BD13 4ED

Delightfully situated in a popular residential location is a beautifully presented two-bedroom semi-detached home offering flexible living accommodation, enjoying a fine aspect standing in well-presented gardens, driveway and garage. **NO CHAIN**

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21 Lodge Gate Close, Denholme, BD13 4ED

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £195,000

Accommodation

- Superb semi-detached home
- Two bedrooms
- Modern kitchen and bathroom
- Beautifully presented
- Lovely gardens
- Pleasant aspect enjoying views
- Desirable village location
- Garage, driveway & parking

General Remarks

A superbly presented two-bedroom semi-detached home offering quality living accommodation. The property is very well presented throughout and includes gas heating system, UPVC sealed unit double glazing together with quality kitchen and bathroom facilities. The property would be ideally suited to a wide variety of potential purchasers seeking a lovely home in a superb residential location. The property also enjoys a superb aspect with views and an internal inspection is fully recommended to appreciate the accommodation on offer.

The accommodation comprises reception hall, spacious lounge with lovely aspect, kitchen with range of modern fitted base and wall units, two bedrooms and bathroom. The property also has potential to create further accommodation by way of extension subject to planning permission.



Outside the property is approached via a private driveway with parking and garage. At the rear superb well-maintained gardens with block paved patio, lawn, flower beds and shrubs all enjoying a lovely aspect with views.

The property is delightfully situated on the edge of the popular village of Denholme also in close proximity to the villages of Thornton and Queensbury all of which are well served by good local shops, amenities, recreational areas well respected primary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.







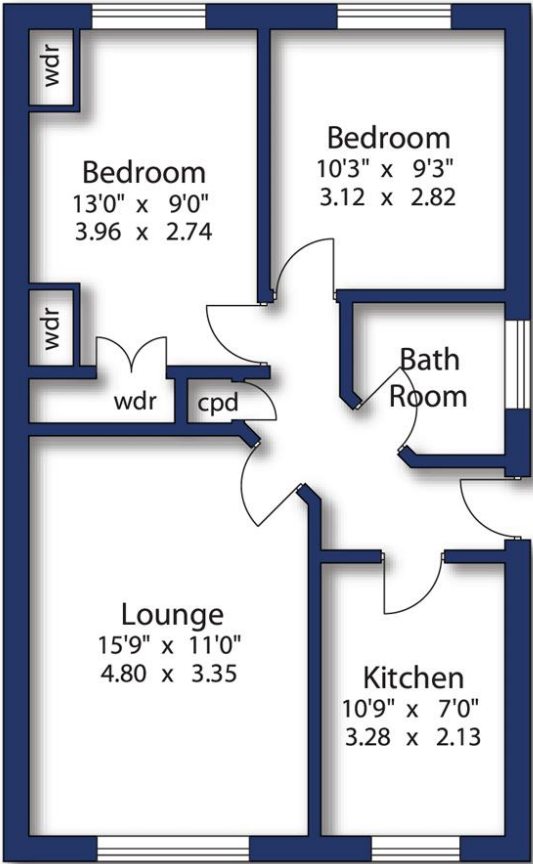






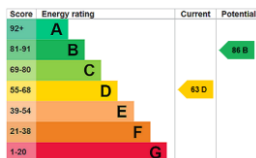


Floorplans





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Mortgage Advice Bureau

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Dacres Surveys

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01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

Approaching Denholme from the Bingley and Keighley direction, just before the centre of the village turn left into Foster Park then first left into Foster Park Road and first left again into Lodgegate Close where the property will be seen straight ahead.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold, main services, parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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