



2 Lane Top, Denholme, BD13 4LE

A superb opportunity to purchase a well presented two-bedroom stone-built terrace cottage offering attractive living accommodation enjoying fine views delightfully situated within a popular village location. **NO CHAIN**

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2 Lane Top, Denholme, BD13 4LE

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £140,000

Accommodation

- Super stone-built cottage
- Two bedrooms
- Lounge with wood burning stove
- Gas heating and Sealed unit double glazing
- Modern kitchen & Bathroom
- Edge of village location
- Lovely views

General Remarks

A superb opportunity to purchase a well presented two-bedroom stone-built terrace cottage offering attractive living accommodation. The property is in our opinion well-presented throughout and includes gas heating and combination of UPVC and sealed unit double glazing together with modern kitchen and bathroom fittings. The property also enjoys cottage style gardens at the front and beautiful views across the open countryside and beyond.

The accommodation comprises entrance porch, hall, lounge with feature fireplace incorporating wood burning stove, kitchen and cellar. First floor two bedrooms and bathroom. Outside cottage garden to the front with beautiful views towards the countryside.



The property is delightfully situated the edge of the popular village of Denholme. The location enjoys outstanding views of the surrounding landscape whilst being on the doorstep to a host of local amenities. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Leeds, Bradford, Halifax, Keighley and Bingley.







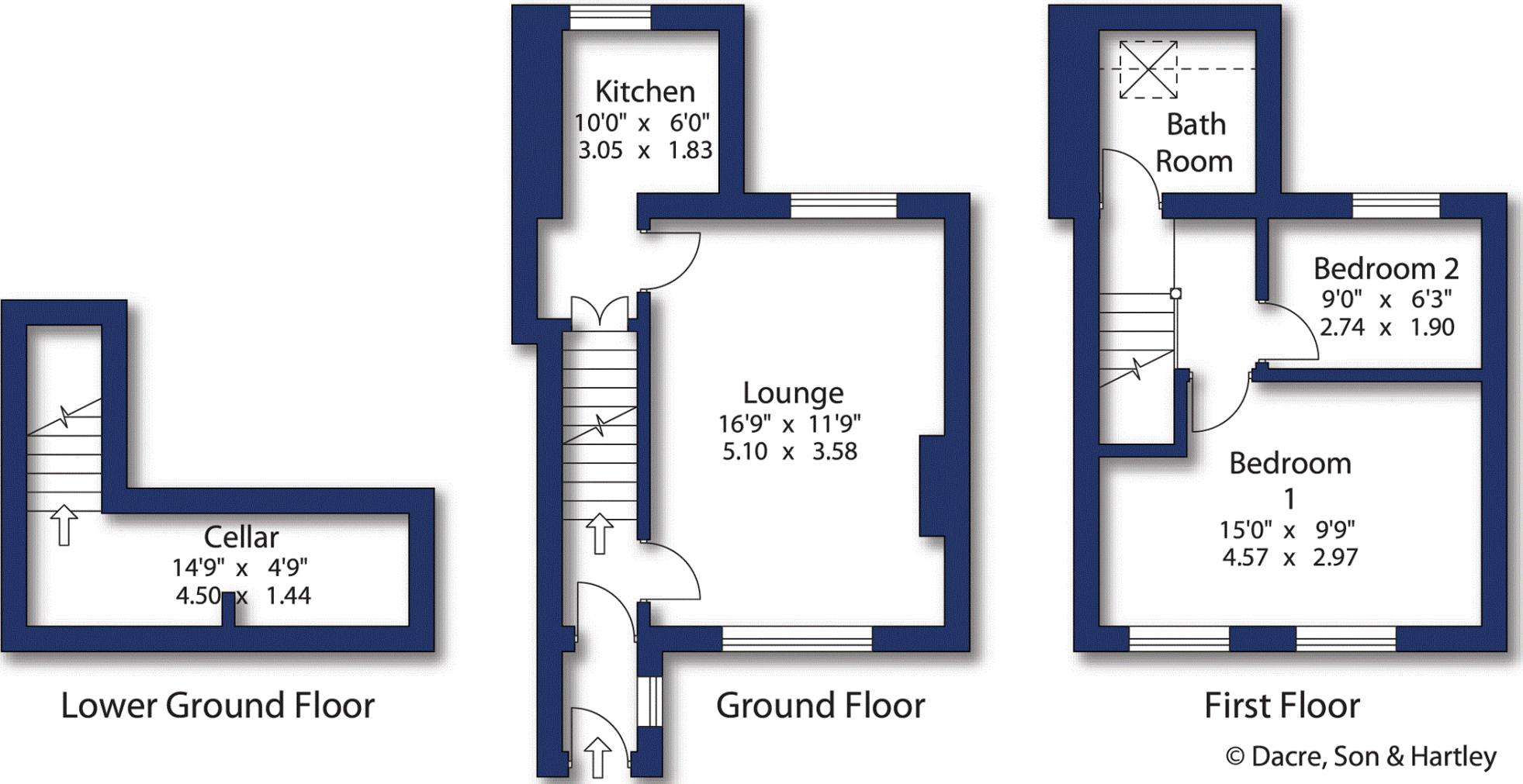






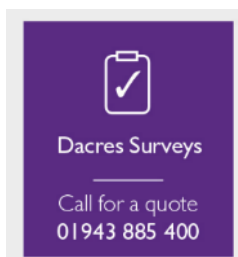
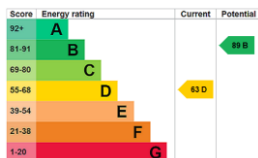


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

Approaching Denholme from the Cullingworth and Keighley direction continue along Keighley Road on the A629. Then turn left onto Lane Top where the property will be easily found immediately on the left hand side, identified by our For Sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services

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://gov.uk/check-for-flooding)

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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