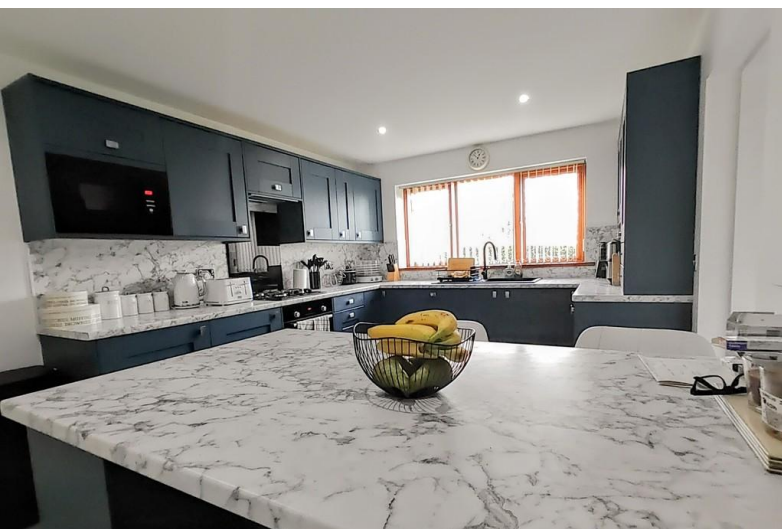


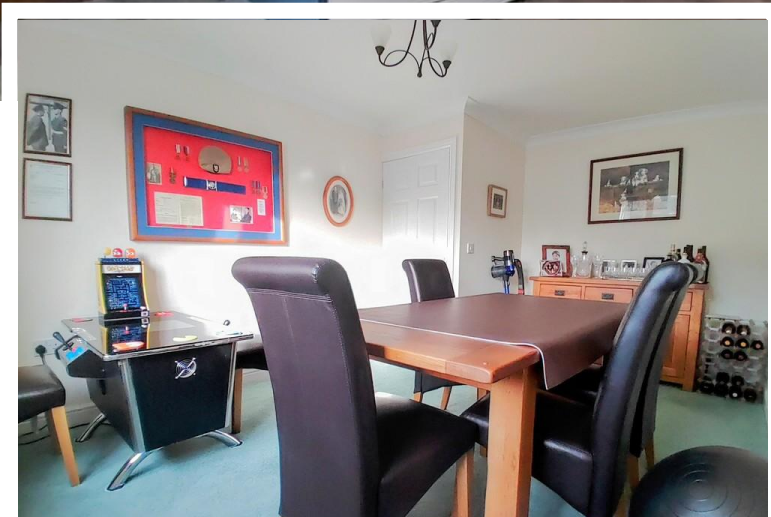


10 Lodge Gate Close

- NO CHAIN
- MODERN DESIGN THROUGHOUT
- FOUR DOUBLE BEDROOMS
- IDYLIC LOCATION

Asking Price Of £390,000
EPC Rating '75C'





Property Description

DESCRIPTION

Nestled in the charming area of Denholme is this delightful 4 bedroom detached property which offers a blend of character and modern living. Built in 2002, the property has since been renovated to a high standard and features a beautiful kitchen with integrated appliances, a breakfast bar and separate utility room offering the perfect space for a family or to entertain. The house also has 2 separate reception rooms with a living room that is warm and inviting which leads through to the conservatory as well as a large dining room. There are 4 double bedrooms, one of which has an ensuite which has recently been fitted. Along with this, the 4 piece family bathroom is brand new. This property is decorated neutrally and is ready for a new family to enjoy.

We anticipate this property to be of interest and suggest early viewing to avoid any disappointment.

ENTRANCE

Entrance to the ground floor is light, open and spacious with doors to the kitchen, living room and



dining room as well as the downstairs WC. This space also features a storage cupboard- perfect for shoes and coats.

KITCHEN/BREAKFAST ROOM

The recently fitted kitchen is the focal point for this stunning house. It is modern yet timeless and features high end cupboards, worktops and numerous integrated appliances. There is a breakfast bar which makes this space perfect for a growing family or for entertaining.

UTILITY ROOM

The utility is separate to the kitchen but still features the same high end cabinets and worktops.

LIVING ROOM

The living room is beautifully decorated and features a modern fireplace and fire as well as access to the conservatory.

DINING ROOM

Large and spacious and could be used as a dining room, snug or additional living space.

WC

Downstairs WC great for visitors or young children.

CONSERVATORY

Neutrally decorated with fitted roman blinds for extra warmth.

BEDROOM

Benefitting from a recently fitted ensuite which is of a high quality, as well as fitted wardrobes.

BEDROOM

Another double room with fitted wardrobes and built in desk ideal for children or a working office.

BEDROOM

Benefitting from fitted wardrobes and neutrally decorated.

BEDROOM

Another double bedroom great for a growing family or guests.

FAMILY BATHROOM

Brand new 4 piece modern bathroom with a separate shower.

OUTSIDE

The property has a driveway, garage and large back garden that is contained and features a decking area with a glass balustrade.

STUDY

A downstairs study which would make a great multi space room for a number of options depending on





your needs.

DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE.**



RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements