

# HUNTERS®

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# HUNTERS®

## BRADFORD

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THIS PROPERTY HAS NOW BEEN SOLD SSTC  
NO MORE VIEWING REQUESTS ARE BEING TAKEN

[HUNTERS.COM](http://HUNTERS.COM)

1 Sunny Dale

Denholme, Bradford, BD13 4JX

£125,000

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**Lounge**  
16'1" x 13'10" (4.9 x 4.22)

**Bedroom 2**  
10'2" x 10'1" (3.09 x 3.07)

**Dining Area**  
11'11" x 5'3" (3.63 x 1.61)

**Bathroom**  
2'8" x 6'0" (0.81 x 1.83)

**Kitchen**  
10'2" x 10'7" (3.09 x 3.23)

**Bedroom 1**  
10'1" x 12'4" (3.08 x 3.75)

## HUNTERS BRADFORD PRESENTS - SUNNY DALE

A TWO BEDROOM END TERRACE LOCATED IN DENHOLME WITH STUNNING VIEWS ACROSS THE AREA

FIRST TIME BUYERS / THOSE LOOKING TO DOWNSIZE - LOUNGE WITH REAL SOLID FUEL FIRE - DINING AREA - KITCHEN WITH PATIO DOORS TO REAR DECKING AREA - STYLISH BATHROOM - TWO DOUBLE BEDROOMS - VIEWS ACROSS THE AREA FROM BEDROOM 2 - OFFICE / STUDY / WALK IN WARDROBE ROOM - CLOSE TO LOCAL AMENITIES / TRANSPORT LINKS AND SCHOOLS

## GROUND FLOOR

Enter the property through the porch, leading to the lounge. The lounge has stairs to the first floor, a solid fuel fire, wood beams, a stained-glass window under the stair area and gives access to the dining area. The dining area has space for a dining table, a storage cupboard housing the boiler and leads through to the kitchen. The kitchen is well lit by both patio sliding doors and a window. There is a range of both wall and base units, is part tiled, plumbing for a washing machine, electric hob and oven, space for a fridge freezer and has a Belfast style sink. From the patio sliding doors you have access to the rear garden / decking area.

## FIRST FLOOR

The first-floor landing is a light open space lit by a window and gives access to both bedrooms, the office / study room and family bathroom. Bedroom 1 is a double room with dual aspect windows and overlooks the rear. Bedroom 2 is a double room with stunning views across the area. There is an additional room which could have various uses including an office / study or walk in wardrobe. The bathroom is stylish with a corner bath, basin set back onto the window, Wc, heated towel rail with tiled floor and walls.

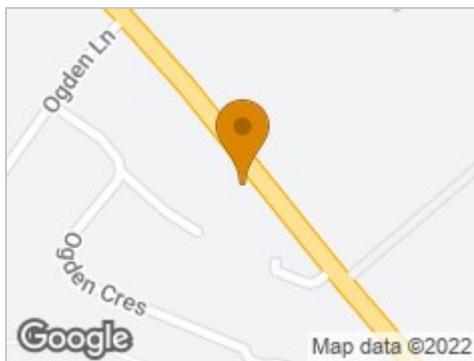
## EXTERNAL

To the front is a small garden area and to the rear a garden which has decking throughout with a stone-built outbuilding. Ideal for sitting out on those summer nights with friends.

Tel: 01274 393955



## Road Map



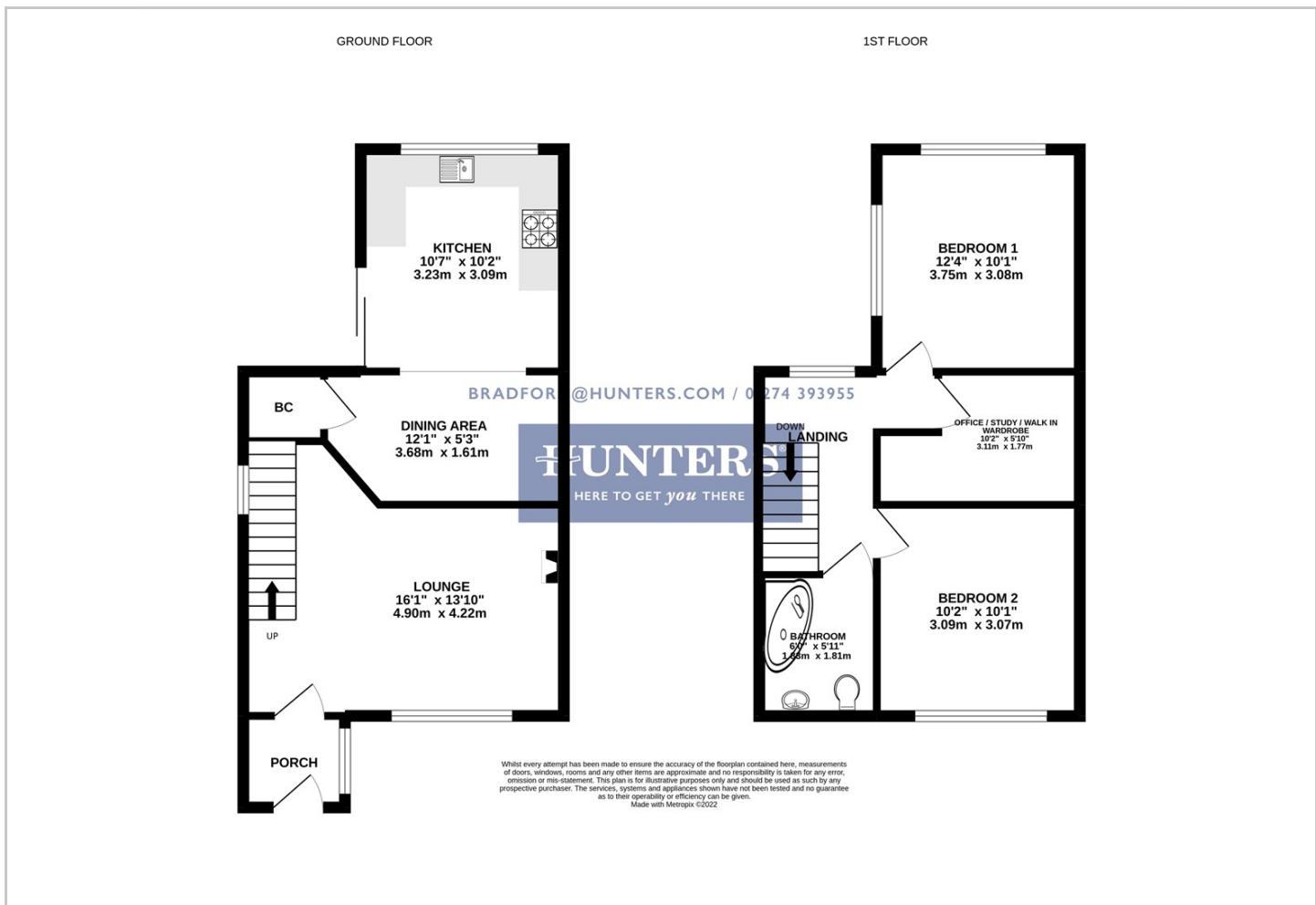
## Hybrid Map



## Terrain Map



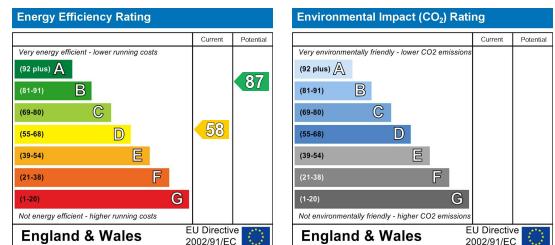
## Floor Plan



## Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.