



Longhouse Lane , Denholme, BD13 4NQ

3 bedroom house available now £795 pcm

Viewing is highly recommended for this well presented three bedroom semi detached property in a sought after location, close to all local amenities. We are pleased to offer this unfurnished property which comprises of a good size lounge with a feature fire place, modern kitchen with integrated electric oven and hob. UPVC



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS
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01274 882331

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00

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DINING KITCHEN - 4.47m (14'8") x 2.46m (8'1")

LOUNGE - 4.90m (16'1") x 4.47m (14'8")

BATHROOM - 1.52m (5'0") x 1.64m (5'5")

Three piece suite with panelled bath, electric shower above and shower curtain rail, pedestal wash basin, low flush w c, fully tiled walls, window to rear elevation

BEDROOM 1 - 4.37m (14'5") x 2.54m (8'4")

Window to front elevation.

BEDROOM 2 - 3.05m (10'1") x 2.54m (8'4")

Window to rear elevation.

BEDROOM 3 - 2.16m (7'2") x 1.85m (6'1")

Plus entrance area, fitted cupboard, window to front elevation.

DIRECTIONS:



Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential		
100-90	A		100-90	A		100-90	A
91-81	B		91-81	B		91-81	B
82-65	C		82-65	C		82-65	C
66-55	D		66-55	D		66-55	D
56-45	E		56-45	E		56-45	E
46-35	F		46-35	F		46-35	F
36-25	G		36-25	G		36-25	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

Property Ref: inst-4518

Creation Date: 15/01/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191