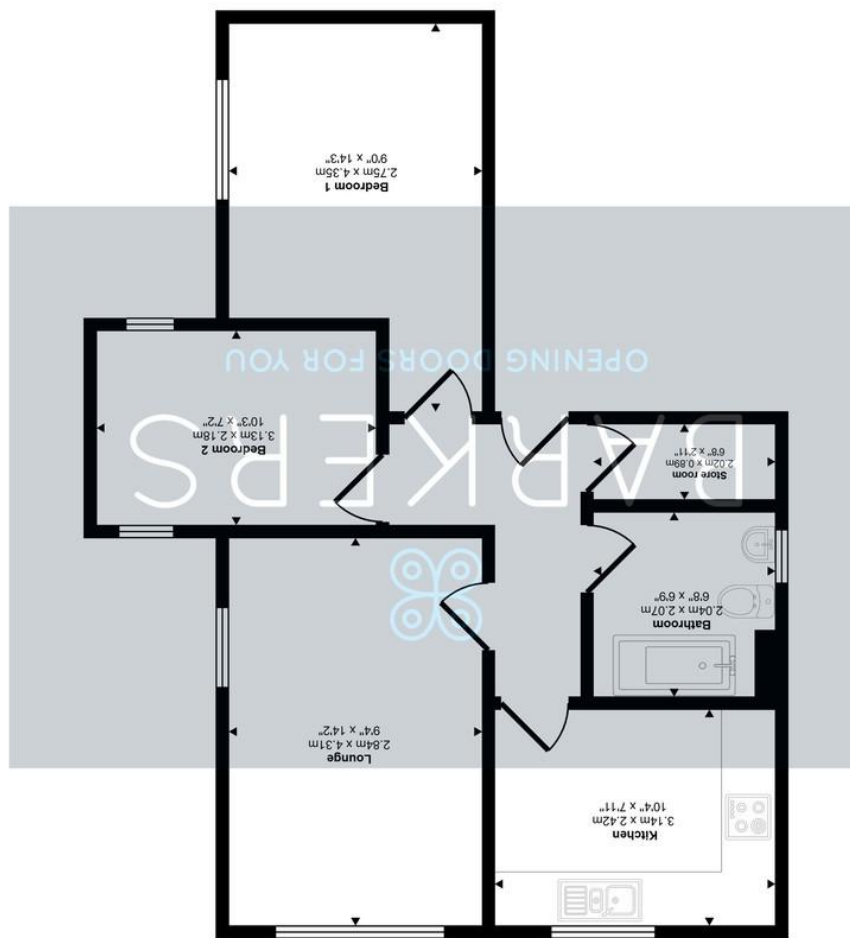


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BARKERS**  
OPENING DOORS FOR YOU

**Apartment 4, Broomfield Court, 9  
School Street  
Cleckheaton, BD19 6AF  
Asking Price Of £99,995**

- FIRST FLOOR APARTMENT
- COMMUNAL ENTRANCE
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- COMMUNAL GARDENS
- COMMUNAL PARKING AREA





## Full Description

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### DESCRIPTION

Only by internal inspection can one truly appreciate this well presented two bedroomed first floor apartment. The property benefits from uPVC double glazing and gas fired central heating with communal parking and gardens. The property is located within walking distance of the shops, amenities and bus routes in Cleckheaton town centre and within easy reach of junction 26 of the M62 motorway network. The accommodation briefly comprises: Communal entrance, entrance hall, lounge, kitchen, two bedrooms and bathroom.

### ENTRANCE HALL

Access via a communal entrance with an external door leading into the apartment. Entrance hall with doors leading into all rooms and has a useful storage room.

### KITCHEN

10' 4" x 7' 11" (3.15m x 2.41m)

Fitted with a range of modern base and wall units with complementary work surfaces, tiled splashbacks and an inset one and half bowl sink with a mixer tap. Gas hob with an extractor over and an electric oven. The fridge/freezer and automatic washing machine are included in the sale.

### LOUNGE

14' 2" x 9' 4" (4.32m x 2.84m)

With dual aspect windows.

### BEDROOM ONE

14' 3" x 9' 0" (4.34m x 2.74m)

Double bedroom.

### BEDROOM TWO

10' 3" x 7' 2" (3.12m x 2.18m)

Double bedrooms with two sets of wardrobes and a chest of drawers.

### BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, vinyl flooring, part tiled walls.

### EXTERIOR

Communal parking and gardens

### DIRECTIONS

From our Birkenshaw office proceed south east onto Old Lane towards Royd Walk, turn right onto Whitehall Road (A58) then left onto Hunsworth Lane continue onto Whitechapel Road then turn left onto Kenmore Road then turn right onto Whitcliffe Road then left onto Westcliffe Road then right onto Westgate then left onto West End Drive then right onto School Street where the property



### ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Leasehold – 969 years remaining

We have been advised that the current owner pays £55 per month as the maintenance fee, we would however advise any interested party to have all aspects of the lease verified by a solicitor prior to purchase. (Includes window cleaning, buildings insurance and garden maintenance)