



# BARKERS

OPENING DOORS FOR YOU



**9 Providence Street**

Scholes, Cleckheaton, BD19 6DZ

**Asking Price Of £115,000**

# Property Description

## DESCRIPTION

We are pleased to offer to the market this two bedroomed mid terraced property with a second floor occasional room in need of modernisation situated for access to local amenities, M62 motorway network and local schools. The property benefits from gas fired central heating, uPVC double glazing. The accommodation comprises: lounge, kitchen, two bedrooms, occasional room, house bathroom. The front of the property has a gated driveway, small garden and metal shed for storage.

## ENTRANCE HALL

Part glazed door leading into the kitchen, lounge/diner with stairs leading to the first floor.

## LOUNGE

14' 8" x 15' 1" (4.47m x 4.6m) Featuring inglenook fireplace, wall lights, laminate flooring, door to cellar, stairs leading to the first floor landing.

## KITCHEN AREA

14' 8" x 15' 1" (4.47m x 4.6m) Fitted with wall and base units, inset one and half bowl sink with mixer tap, electric double oven, gas hob, plumbing for automatic washing machine.

## LANDING

Stairs leading to the first floor landing with doors leading off into two bedrooms, house bathroom.

## BEDROOM ONE

9' 10" x 9' 6" (3m x 2.9m) Double bedroom.

## BEDROOM TWO

6' 1" x 6' 9" (1.85m x 2.06m) Single bedroom.

## HOUSE BATHROOM

8' 5" x 5' 2" (2.57m x 1.57m) Fitted with three piece white suite comprising of low flush WC, inset hand wash basin with vanity unit, curved shaped jacuzzi bath with shower over, shower screen, chrome heated towel rail, fully tiled walls and flooring, extractor.

## LANDING

Stairs leading to the second floor.

## OCCASIONAL ROOM

12' 8" x 7' 5" (3.86m x 2.26m) With sky light window, storage.

## EXTERIOR

Gated driveway to the front leading to the property, small garden area, metal shed for useful storage.

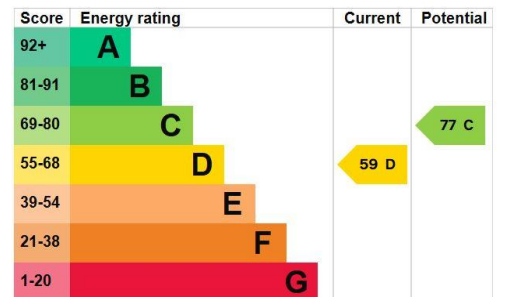
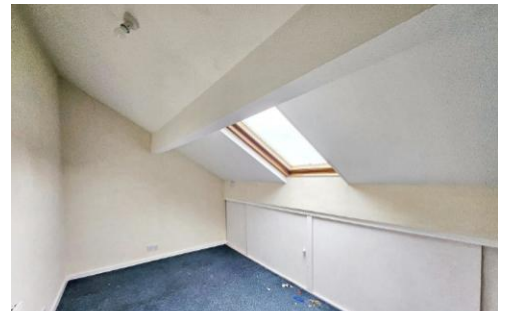
## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 3rd exit and stay on Whitehall Road then turn left onto Branch Road then right onto Whitechapel Road continue straight onto Westfield Lane then right onto Providence Street where the property will be located on the left.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



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