











Asking Price Of £115,000

Scholes, Cleckheaton, BD19 6DZ

# **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 jaquzzi 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 roumdabout 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







n / 263 aq fi

Use The Resplay is only for Restaling purposes and is not in usual. Restaling of terms, four, undered, and any here are approximately or terms for exponentially in taken for any encourage the term dates. Here, or terms are not any encourage the term dates, their encourage the terms and any terms are approximately and terms and terms and terms are approximately and terms and terms are approximately and terms are approximately and terms are approximately and terms and terms are approximately approximately and terms are approximately and terms are approximately approxim 4 Old Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JX www.barkersestateagents.co.uk enquiries@barkersestateagents.co.uk 0113 2879344





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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