



# BARKERS

OPENING DOORS FOR YOU



**9 Thorntonville**

Rawfolds, Cleckheaton, BD19 5NA

**Offers Over £105,000**

# Property Description

Offered for sale with NO CHAIN is this well presented two bedroomed terraced house which would make an ideal purchase for a first time buyer or investor. Ideally situated close to local amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, basement cellar, two good sized bedrooms and bathroom.

## ENTRANCE HALL

An external door leads into the entrance hall which has an archway leading into the kitchen, a door leading into the lounge and a further door gives access to the basement cellar.

## KITCHEN

8' 8" x 5' 9" (2.64m x 1.75m) Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Electric oven, gas hob and plumbing for a washing machine.

## LOUNGE

14' 9" x 9' 5" (4.5m x 2.87m) Featuring an inglenook fireplace and wall lights.

## BASEMENT CELLAR

Provides useful storage.

## FIRST FLOOR LANDING

Doors leads to two good sized bedrooms and the bathroom.

## BEDROOM ONE

15' 0" x 8' 0" (4.57m x 2.44m) Double room.

## BEDROOM TWO

12' 0" x 5' 5" (3.66m x 1.65m) Good sized second bedroom.

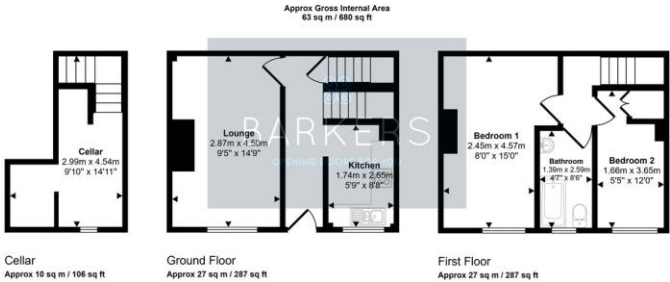
## BATHROOM

8' 6" x 4' 7" (2.59m x 1.4m) Fitted with a three piece white suite comprising of a bath with shower over, W.C. and wash basin.

## ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold



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 Muck Design 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

4 Old Lane, Birkenshaw,  
Bradford, West Yorkshire,  
BD11 2JX

www.barkesagents.co.uk  
enquiries@barkesagents.co.uk  
0113 2879344

