



# BARKERS

OPENING DOORS FOR YOU



**37 Laithe Hall Avenue**

Cleckheaton, BD19 6UA

**Asking Price Of £125,000**



# Property Description

## DESCRIPTION

Offered for sale is this modern GROUND FLOOR two bedroomed apartment which is currently tenanted. Ideally situated in in this quiet location yet within easy access of Cleckheaton amenities and junction 26 of the M62 motorway network and local schools. The property briefly comprises: Hall, 16ft lounge, kitchen, two double bedrooms, en-suite and bathroom. Allocated parking space.

## ENTRANCE

The main entrance door leads into the communal hall. The door to the apartment is on your left hand side.

## HALLWAY

The spacious hallway measures 15' 9" x 4' 2" (4.80m x 1.27m) and has doors to lounge, bathroom and bedrooms. Two storage cupboards. Secure intercom entry system and alarm.

## LOUNGE

16' 11" x 11' 5" (5.16m x 3.48m) The lounge has feature Juliet balcony and an open archway leads to the kitchen.

## KITCHEN

9' 9" x 7' 5" (2.97m x 2.26m) The kitchen has a modern range of wall and base units with complementary wood effect work surfaces and tiled splash backs. Gas hob, electric oven with extractor over. Stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Space for fridge freezer.

## BEDROOM ONE

11' 6" x 10' 11" (3.51m x 3.33m) Double room with a door leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

The en-suite has a three piece suite comprising shower cubicle, wash hand basin and low flush W.C.

## BEDROOM TWO

11' 6" x 8' 11" (3.51m x 2.72m) Double room.

## BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a three piece suite comprising bath with shower over with mixer tap, wash hand basin and low flush W.C. Part tiled walls.

## EXTERIOR

Externally it has an allocated parking space.

## ADDITIONAL INFORMATION

Tenure: Leasehold  
Council Tax Band: B  
Ground Rent: £201 pa  
Service Charge: £172 per quarter



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