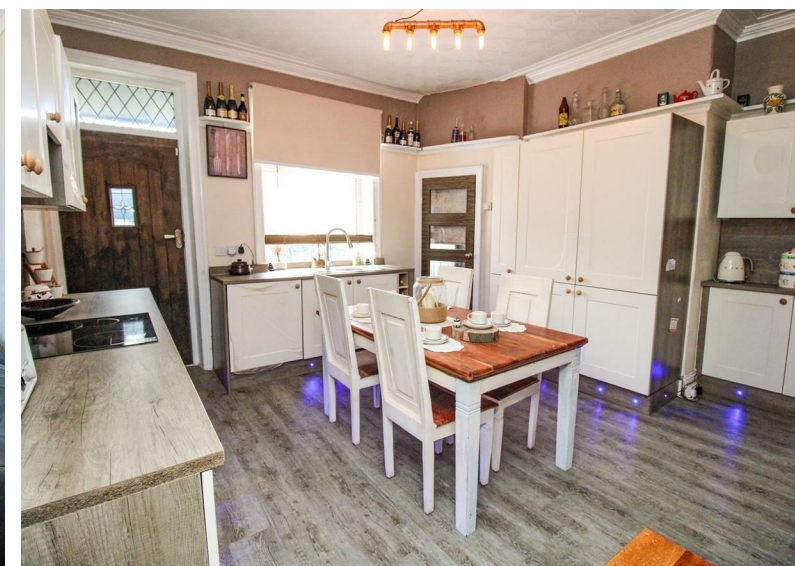
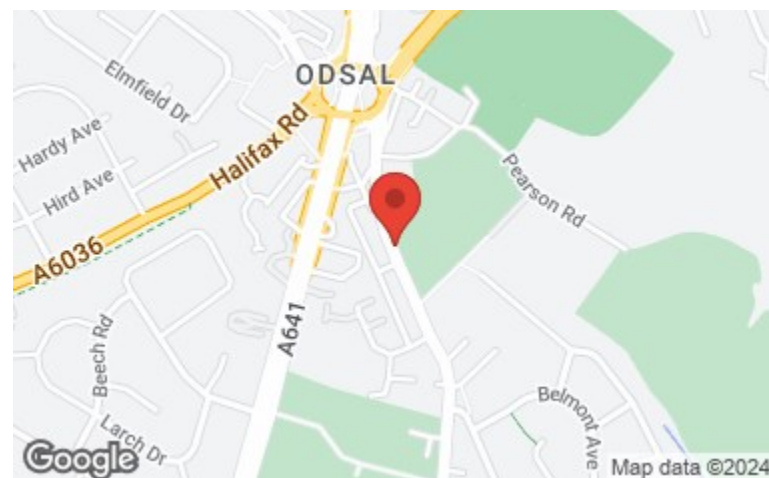


Total area: approx. 146.8 sq. metres (1580.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB
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www.wwestateagents.com



Cleckheaton Road, Bradford, West Yorkshire BD6 1BE

Offers Over £170,000 Freehold

A magnificently presented 4 bedroom stone though terrace, refurbished to an exceptional standard with spacious accommodation over 4 floors. Having original features the property includes a games room, sauna room, newly fitted kitchen, stylish bathroom and superb décor throughout.

An early internal viewing is essential to fully appreciate and avoid disappointment, the property briefly comprising:

Lobby

4'0" x 3'3" (1.21m x 1.00m)
Laminate flooring, dado rail, door to:

Hall

2'10" x 6'7" (0.87m x 2.00m)
Radiator, laminate flooring, dado rail, stairs, door to:

Lounge

13'0" x 11'3" (3.96m x 3.44m)
Box window to front, fireplace, radiator, laminate flooring, picture rail, original cornice style coving to ceiling

Kitchen/Dining Room

12'4" x 14'9" (3.75m x 4.50m)
Fitted with a matching range of base and eye level units with worktop space over, built-in upright fridge, upright freezer and washing machine, built-in oven, ceramic hob with extractor hood over, window to rear, radiator, laminate flooring, picture rail, original cornice style coving to ceiling, door to:

Pantry

7'10" x 3'3" (2.39m x 1.00m)
Window to rear, laminate flooring, boiler

Rear Lobby

2'10" x 3'6" (0.87m x 1.07m)
Single glazed lead effect window to side, laminate flooring, door to patio

Basement Lobby

2'8" x 8'8" (0.82m x 2.64m)
Laminate flooring, door to patio, storage room and door to:

WC

3'0" x 5'6" (0.92m x 1.68m)
Fitted with wash hand basin and low-level WC, tiled walls, laminate flooring.

Games Room

9'2" x 14'3" (2.80m x 4.35m)
Ornamental cast iron Victorian style stove fireplace, laminate flooring, automatic lighting, stairs back up to the kitchen with floor lighting and doorway to:

Sauna Room

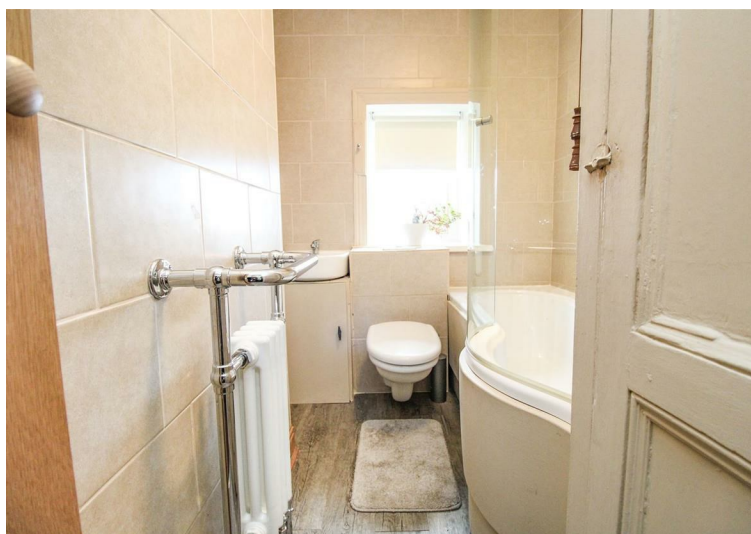
14'11" x 8'2" (4.54m x 2.50m)
Multi purpose chill area with separate sauna, separate spray tan, automatic lighting plus additional manual lighting, laminate flooring.

Landing

8'0" x 6'7" (2.43m x 2.00m)
Fitted carpet flooring, stairs, door to:

Bedroom 1

13'0" x 12'8" (3.97m x 3.87m)
Window to front, two fitted wardrobes, radiator, laminate flooring.



Bedroom 2

10'7" x 9'3" (3.23m x 2.82m)
Window to rear, radiator, laminate flooring, walk in wardrobe with laminate flooring.

Bathroom

7'9" x 5'2" (2.36m x 1.58m)
Fitted with three piece suite comprising panelled bath with power shower over, mixer tap and folding glass screen, wall mounted wash hand basin with storage under and close coupled WC, full height tiling to all walls, window to rear, storage cupboard, radiator, laminate flooring.

Stairs

From the 1st floor landing to the 2nd floor landing and bi-fold doors to both bedrooms

Bedroom 3

10'11" x 13'7" (3.34m x 4.13m)
Skylight, laminate flooring, bi-fold door, radiator

Bedroom 4

8'0" x 13'7" (2.44m x 4.13m)
Skylight, radiator, laminate flooring, bi-fold door.

Externally

Path & steps from the front gate to the front door with low maintenance artificial grass area. The rear of the property has a delightful enclosed patio with artificial grass area,, flagged patio & lighting.