



## Bierley Lane, Bierley,

**£75,000**

\* APARTMENT CONVERSION \* TWO BEDROOMS \* WELL PRESENTED \*  
\* CLOSE TO AMENITIES \* SEATING AREA \* PARKING \* AN IDEAL PURCHASE FOR INVESTORS/FTB\*

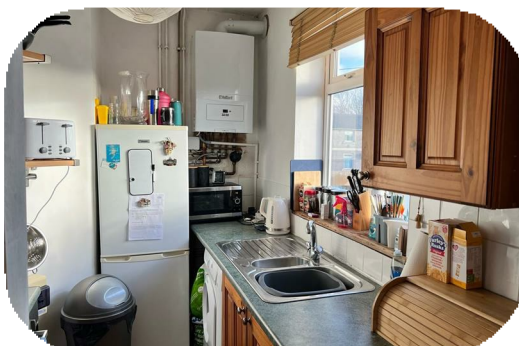
This two bedroom converted apartment would make an ideal purchase for a number of buyers.

Well presented throughout to offer ready to move into accommodation.

The property is within easy reach of amenities, shops and excellent motorway links.

Benefits from gas central heating, double glazing, decked seating area and off street parking.

The accommodation briefly comprises of a lounge, kitchen, bedroom two, mezzanine master bedroom and a house bathroom.





## Lounge

16'7" x 12'9" (5.05m x 3.89m)

With two radiators.

## Kitchen

6'2" x 8'10" (1.88m x 2.69m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, cooker point, double glazed window.

## Bedroom Two

8'4" x 8'4" (2.54m x 2.54m)

With radiator and double glazed window.

## Mezzanine Bedroom One

13' x 12'9" (3.96m x 3.89m)

With eaves storage, velux window and radiator.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, velux window and radiator.

## Exterior

To the outside there is a decked seating area, together with off-road parking.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford, merge onto M606, at junction 2 exit towards Euroway Trading Ests, turn right onto Euroway Interchange/Merrydale Rd, continue to follow Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, go through 2 roundabouts and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 plus)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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