

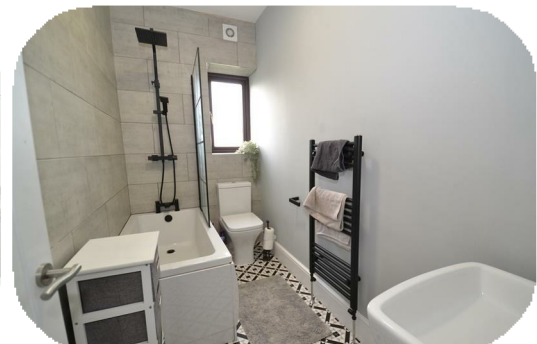


**Cleckheaton Road, Oakenshaw,**  
**Reduced To £150,000**

**\*\* END TERRACE \*\* TWO DOUBLE BEDROOMS \*\* MODERN FITTED KITCHEN & BATHROOM \*\*  
\*\* GARDEN \*\* DRIVEWAY \*\* EXCELLENT TRANSPORT LINKS CLOSE BY \*\***

This two bedroom end terrace property would make an ideal purchase for a FTB/Young Couple and is ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools.

Having been recently modernised by the present owners, the property offers 'ready to move into' accommodation. Benefits from a modern high gloss fitted kitchen, house bathroom, multi fuel fire, rear garden and off street parking. The accommodation briefly comprises lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom. To the outside there is an enclosed artificial lawned garden to the rear with a driveway providing off street parking.





## Lounge

15' x 13'2" (4.57m x 4.01m)

Having a cast iron multi fuel fire in feature fireplace surround with stone hearth, radiator, double glazed window, laminated wood floor.



## Breakfast Kitchen

11'1" x 11'11" (3.38m x 3.63m)

High gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, granite work surfaces, tiled splashback, breakfast bar, cooker point, plumbing for auto washer, plumbing for dishwasher, radiator and double glazed window.



## Cellar

Provides useful storage.

## First Floor Landing

With access to the loft via a pull down ladder, radiator and a double glazed window.

## Bedroom One

15' x 10'6" (4.57m x 3.20m)

With storage cupboard, double glazed window and radiator.



## Bedroom Two

11'9" x 9'1" (3.58m x 2.77m)

With double glazed window and radiator.



## Bathroom

Newly fitted modern three piece suite comprising low suite wc, panelled bath with mixer shower over, pedestal wash basin, black heated towel rail, part tiled walls.

## Exterior

To the front of the property there is an enclosed garden with mature bushes and shrubs, driveway providing off-road parking and an enclosed garden to the rear artificial lawn.



## Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn right onto Scott Ln/B6120, turn left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd and the property will shortly 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	
85	57		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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