



**South Parade, Cleckheaton,
Offers In The Region Of £85,000**

* TERRACE * TWO BEDROOMS * IDEAL STARTER HOME *
* CLOSE TO AMENITIES & MOTORWAY LINKS *

This two bedroom mid terrace property would make an ideal purchase for a FTB/Investor/Young Family. Situated on the outskirts of Cleckheaton Town Centre which boasts amenities, shops, local schools and excellent motorway links.

Benefits from gas central heating, double glazing and briefly comprises entrance vestibule, open plan lounge kitchen, cellar, two first floor bedrooms and a house bathroom.

VIEWING ESSENTIAL!!



Entrance Vestibule

With radiator.

Open Plan Lounge/Kitchen

14'11" x 14'11" (4.55m x 4.55m)

Kitchen area has a range of white fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, breakfast bar, plumbing for auto washer.

Lounge area has a radiator and double glazed window.



Cellar

Useful storage.

First Floor

With loft access.

Bedroom One

11'1" x 10'2" (3.38m x 3.10m)

With radiator and double glazed window.



Bedroom Two

6'7" x 5'2" (2.01m x 1.57m)

With radiator and double glazed window.



Bathroom

White three piece suite comprising panelled bath, pedestal wash basin, low suite wc, radiator and extractor fan.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, turn left onto South Parade 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	67	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk