



Snelsins Lane, Cleckheaton

Offers In The Region Of £310,000

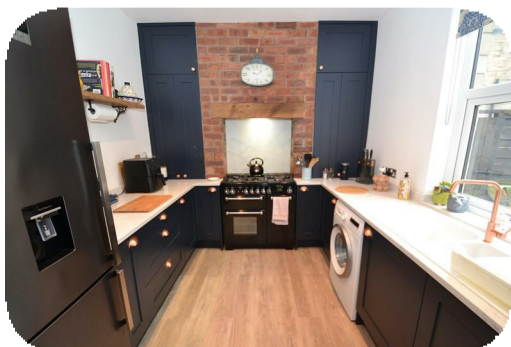
* DETACHED * THREE BEDROOMS * NEW KITCHEN & BATHROOM *

* TWO RECEPTION ROOMS * MODERNISED * FAMILY SIZED * EXCELLENT MOTORWAY LINKS *

This superbly presented three bedroom detached home would make an ideal purchase for a number of buyers. The spacious family sized property offers 'ready to move into' accommodation and has been modernised by the present owners to a high standard to include a new kitchen and house bathroom.

Within easy reach of amenities, shops, first & secondary schools and excellent motorway links.

To the outside there is an enclosed lawned, patio and bordered garden to the rear.





Entrance Vestibule

Lounge

15'9" x 14'6" (4.80m x 4.42m)

With a cast iron multi fuel fire set in chimney breast, coving to ceiling and ceiling rose, double glazed window.

Dining Room

14'5" x 16'1" (4.39m x 4.90m)

With a multi fuel fire set in chimney breast, radiator and double glazed window.

Cellar

Useful storage space.

Kitchen

13'2" x 8'11" (4.01m x 2.72m)

Modern fitted kitchen having a range of quality wall and base units incorporating sink unit, range style cooker, plumbing for auto washer, double glazed window, stable barn door to rear.

First Floor

With two double glazed windows and radiator.

Bedroom One

16' x 13'7" (4.88m x 4.14m)

With an ornamental fireplace, radiator and double glazed window.

Dressing Room

6'4" x 4'3" (1.93m x 1.30m)

With double glazed window, useful storage cupboard.

Bedroom Three

10'7" x 5'8" (3.23m x 1.73m)

With radiator and double glazed window.

Bedroom Two

13'10" x 9'10" (4.22m x 3.00m)

With an ornamental fireplace, radiator and double glazed window.





Bathroom

Modern three piece suite comprising freestanding bath, walk-in shower, vanity sink unit, feature radiator and double glazed window.

Separate WC

Two piece suite comprising low suite wc, wash basin and double glazed window.

Exterior

To the outside there is an enclosed lawned, patio and bordered garden to the rear with outbuilding/shed.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn left onto Snelsins Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

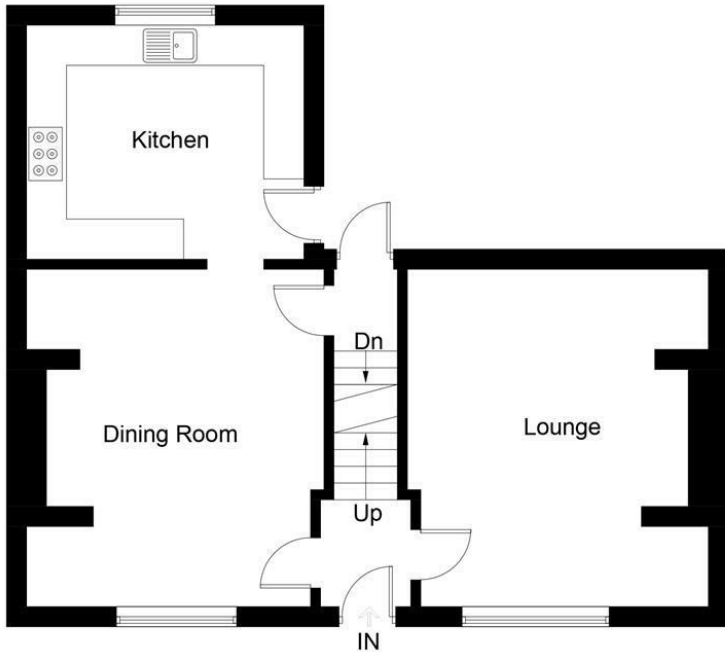
Council Tax Band

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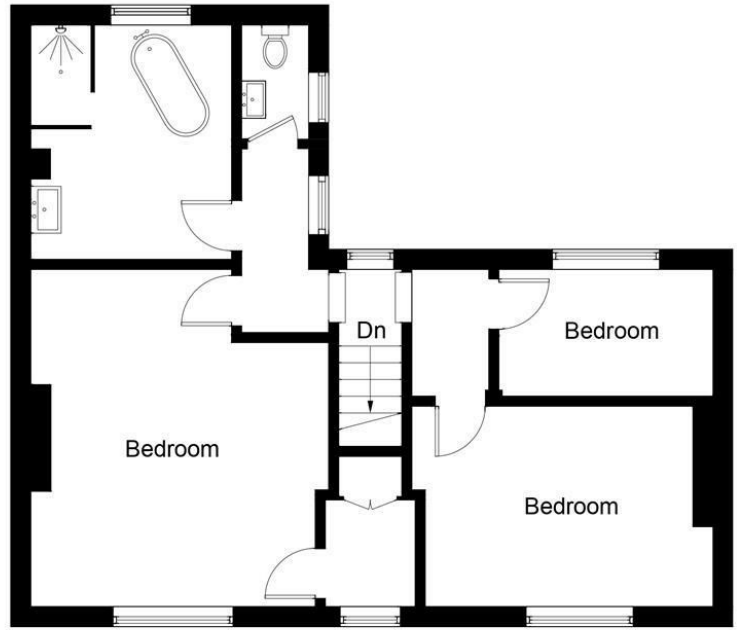


Snelsins Lane, BD19

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft

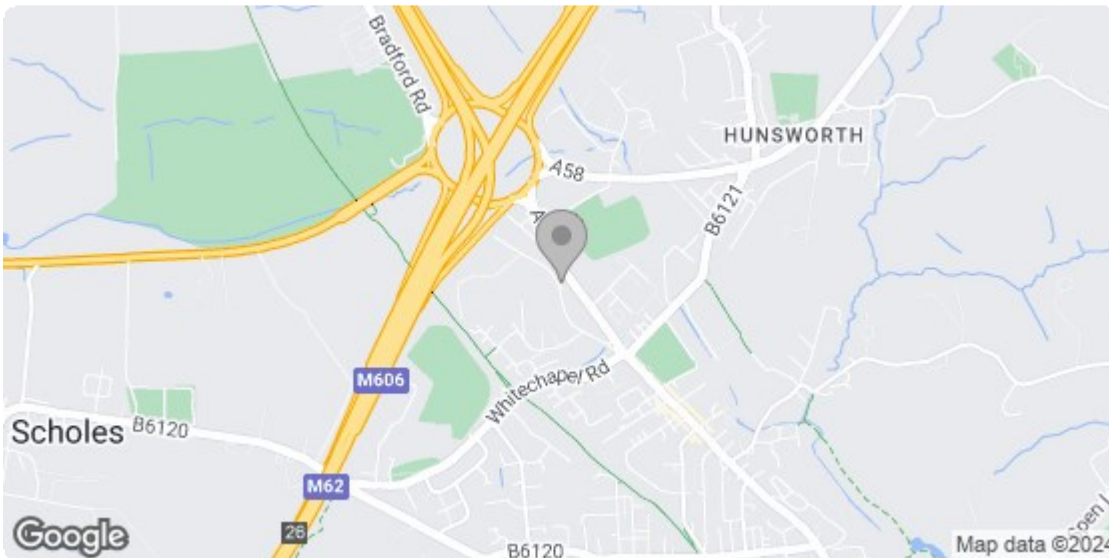


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060994)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 81 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating	

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.

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

