



Cleckheaton Road, Oakenshaw,

Offers In Excess Of £105,000

* FIRST FLOOR FLAT * TWO BEDROOMS * CLOSE TO AMENITIES & LOW MOOR TRAIN STATION *

* PARKING * IDEAL FTB/INVESTOR * CURRENTLY RENTED @ £7200 PA *

Situated on the much sought after location of Oakenshaw is this two bedroom first floor floor flat. Within easy reach of Low Moor Train Station, Motorway Links and amenities the property would make an ideal purchase for a FTB/Investor.

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

The accommodation briefly comprises entrance vestibule, open plan lounge kitchen, two bedrooms and a bathroom.

To the outside there is off street parking.



Entrance

First Floor Hall

With radiator.

Open Plan Lounge/Kitchen Area

21'3" x 10'7" (6.48m x 3.23m)

Kitchen area has modern fitted wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, washing machine, oven, hob and extractor hood.

Lounge area has a radiator and double glazed window.

Bedroom One

10'6" x 11'1" (3.20m x 3.38m)

With radiator, double glazed window, built in wardrobe.

Bedroom Two

11'8" x 8'9" (3.56m x 2.67m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Four piece suite comprising panelled bath, shower cubicle, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is allocated parking to the rear.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles at Chain Bar Roundabout take the 3rd exit onto Bradford Rd which continues onto Cleckheaton Rd where the property will be seen displayed via our For Sale board.

TENURE

TBC

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

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