



## Brighton Terrace, Scholes,

**£120,000**

**\*\*\* ATTENTION FTB'S/INVESTORS!!! \*\*\***

This well presented one bedroom end terrace property is situated in heart of Scholes Village and offers 'ready to move into' accommodation.

Having shops, amenities and excellent motorway links near by.

Benefits from a four piece bathroom, GCH, DG, garden and off street parking.

The accommodation briefly comprises lounge, kitchen, cellar, first floor bedroom and a house bathroom.

To the outside there is a garden and a parking area to the side of property.



## Lounge

14'6" x 14'2" (4.42m x 4.32m)

With living flame gas fire in fireplace surround, radiator, double glazed window.

## Kitchen

8'1" x 5'7" (2.46m x 1.70m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, integrated fridge/freezer, tiled floor, double glazed window and radiator.

## Cellar

Useful storage.

## First Floor

Useful storage cupboard and plumbing for auto washer.

## Bedroom One

14'5" x 10'10" (4.39m x 3.30m)

With radiator and double glazed window.

## Bathroom

Modern four piece suite comprising shower cubicle, bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is an enclosed garden with lawn, together with driveway parking.

## Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteeds Ave/B6120, continue straight onto Westfield Ln/B6379, right onto Brighton Terrace and the property will be seen displayed via our For Sale board.



**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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC