



Mount Street, Cleckheaton,

£75,000

PUBLIC NOTICE

76 Mount Street
Cleckheaton
BD19 3QL

We are acting in the sale of the above property and have received an offer of £73,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.



Entrance

Open Plan Lounge

14'4 x 14' (4.37m x 4.27m)

Fitted wall and base units, stainless steel sink unit and plumbing for auto washer.

Cellar

Useful storage.

First Floor Landing

Bedroom One

9'4" x 10'4" (2.84m" x 3.15m")

Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

Occasional Room

Council Tax Band

A

Tenure

FREEHOLD.



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		(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	
(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	
75	42		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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