



**Wilby Street, Cleckheaton,**  
**Offers Over £100,000**

**\* INVESTMENT OPPORTUNITY \* TWO ONE BEDROOMED SELF-CONTAINED FLATS \*  
\* GROUND FLOOR & FIRST FLOOR \* CLOSE TO TOWN CENTRE \* FANTASTIC INCOME/YIELD \***

A unique opportunity has arisen to purchase these two self contained flats. Formerly an end of terrace property now converted into a ground floor and a first floor flat.

Both flats are similar in size and briefly comprise an entrance, open plan lounge/kitchen, one bedroom and shower room.



## Flat 1 / Ground Floor

### Communal Entrance

### Lounge

12'11" x 10'10" (3.94m x 3.30m)

### Kitchen

8'6" x 4'3" (2.59m x 1.30m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

### Bedroom

8'6" x 8'4" (2.59m x 2.54m)

### Shower Room

With shower cubicle, low suite wc, wash basin.

### Cellar

## Flat 2 / First Floor

Accessed via communal entrance and staircase.

### Open Plan Lounge / Kitchen

15' x 10' (4.57m x 3.05m)

Light oak effect fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

### Bedroom

10'5" x 9'6" (3.18m x 2.90m)

### Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin and heated towel rail.

### Exterior

To the outside there is a rear yard.

### Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 before turning right onto Parkside/A643, continue to follow A643 for 0.2 miles before turning left onto Wilby Street where the property will be seen displayed via our For Sale board.

### TENURE

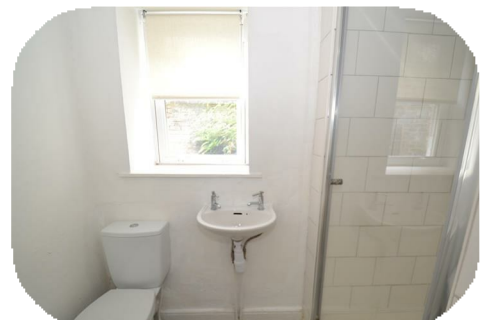
FREEHOLD

### Council Tax Band

Each flat is Council Tax Band A.

### EPC

Please note. Each flat has a separate EPC. Flat 1's current energy rating is 40/E. Flat 2's current energy rating is 43/E.



**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	
(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 <sub>2</sub> emissions	
79	40		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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