



Beechfield Terrace, Cleckheaton,

£119,950

* END TERRACE * THREE BEDROOMS * NO ONWARD CHAIN * MODERN BATHROOM *
* CLOSE TO CLECKHEATON CENTRE * IDEAL STARTER HOME * SMALL GARDEN *

If you're looking for your first home or investment property, this could be the house for you!!

Three bedroom end terrace situated within Cleckheaton town centre and available with no onward chain. The accommodation briefly comprises entrance, lounge, kitchen, three first floor bedrooms and a modern house bathroom.

To the outside there is a small garden to the front.



Entrance

Lounge

13'9" x 15'8" (4.19m x 4.78m)

With a solid fuel burner set in chimney breast, radiator.

Kitchen

15'8" x 7'8" (4.78m x 2.34m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, radiator.

First Floor Landing

Bedroom One

11'2" x 10'4" (3.40m x 3.15m)

With radiator.

Bedroom Two

11'1" x 5' (3.38m x 1.52m)

With radiator.

Bedroom Three

6'7" max x 7'5" (2.01m max x 2.26m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Exterior

To the outside there is a small garden to the front.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Neville St, right towards Beechfield Terrace, left onto Beechfield Terrace and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (13-54) F (1-20) G Not energy efficient - higher running costs	86 58	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-90) C (55-68) D (39-54) E (13-54) F (1-20) G 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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