



Shetcliffe Lane, Tong Street,

£79,950

**** END REAR TERRACE ** TWO BEDROOMS ** IDEAL FTB/INVESTOR **
* READY TO MOVE INTO * PAVED YARD ***

This 'ready to move into' two bedroom terraced property is ideally located for amenities, shops and schools.
Ideal FTB/Investor.

Offering 'ready to move into' accommodation, the benefits from gas central heating and double glazing.
Briefly comprising lounge, kitchen, two first floor bedrooms and a house bathroom.
There is a low maintenance enclosed paved yard to the outside.



Attention FTB's/Investors!! This ready to move into two bedroom terraced property is ideally located for amenities, shops and schools. Offering 'Ready to move into accommodation' the home has been redecorated and benefits from gas central heating and double glazing. Briefly comprising of a lounge, kitchen, two first floor bedrooms and a house bathroom. There is a low maintenance enclosed paved yard to the outside.

Lounge
14'2" x 14'8" (4.32m x 4.47m)
With radiator.

Kitchen
7'9" x 5'6" (2.36m x 1.68m)
Fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker point, radiator.

Cellar
Useful storage.

First Floor Landing

Bedroom One
14'7" x 11'10" (4.45m x 3.61m)
With radiator.

Bedroom Two
12'2" x 5'10" (3.71m x 1.78m)
With radiator.

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

Exterior
To the outside there is a small yard to the front.

Directions
From our office in Cleckheaton town centre proceed eft onto Bradford Rd/A638, after 0.5 miles turn right onto Hunsworth Ln/B6121, after 0.4 miles turn right onto Whitehall Rd W/A58, after 1 mile at the roundabout take the 1st exit and stay on Whitehall Rd W/A58, at the roundabout take the first exit onto Bradford Rd/A651, after 1.3 miles take the slight left onto Tong St/A650, after 0.6 miles turn left onto Shetcliffe Ln and the property will shortly 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.

