



**South Parade,**

**£89,950**

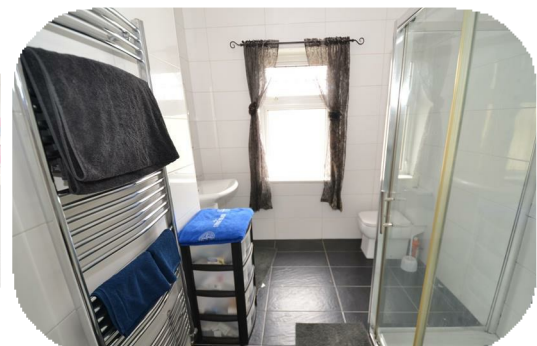
\* FRONT TERRACE \* ONE BEDROOM \* CLOSE TO TOWN CENTRE \* NO CHAIN \*

\* GREAT STARTER HOME \* IDEAL INVESTMENT PROPERTY \*

Looking for your first home or an investment property? Then this could be the house for you!!!

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, one bedroom and shower room.

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



## Entrance

## Lounge

13' x 13'9" (3.96m x 4.19m)

With a coal effect gas fire in feature fireplace surround, radiator.

## Kitchen

7'10" x 5' (2.39m x 1.52m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

## Cellar

## First Floor Landing

## Bedroom One

13'10" x 10'3" (4.22m x 3.12m)

With radiator.

## Shower Room

Three piece white suite, tiled walls, heated towel rail.

## Exterior

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

## Directions

From our office in Cleckheaton town centre proceed right on right onto Bradford Rd/A638, turn right onto Parkside/A643, right onto S Parade 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 <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	
66	91		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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