



South Parade, Cleckheaton,

Offers Over £85,000

***** ATTENTION INVESTORS/FTBs!!! *****

*** TERRACE * TWO BEDROOMS * IDEAL STARTER HOME/INVESTMENT ***

Situated on the outskirts of Cleckheaton Town Centre is this two bedroom terrace property.

The property would make an ideal purchase for FTB/Investor and offers 'ready to move into' accommodation.

Benefits from a modern fitted kitchen & house bathroom, plus gas central heating and double glazing.

Situated within easy reach of shops, amenities, primary/secondary schools and motorway links nearby.

VIEWING ESSENTIAL!!!



Entrance Vestibule

Open Plan Lounge/Kitchen

14'11" x 14'11" (4.55m x 4.55m)

Modern fitted kitchen area with wall and base units incorporating sink unit, integral washing machine, oven, hob, double glazed window.

Lounge area has a feature fireplace and radiator.



Cellar

Useful storage.

First Floor

Bedroom One

11'1" x 10' (3.38m x 3.05m)

With radiator and double glazed window.



Bedroom Two

6'7" x 5'2" (2.01m x 1.57m)

With radiator and double glazed window.



Bathroom

Modern fitted three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, left onto South 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
G2 plus A		G2 plus A	
G1-B1 B		G1-B1 B	
F9-30 C		F9-30 C	
E5-48 D		E5-48 D	
D39-54 E		D39-54 E	
C11-38 F		C11-38 F	
B1-20 G		B1-20 G	
Not energy efficient - higher running costs		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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