



## Booth Street, Cleckheaton,

**£145,000**

**\*\* MID TERRACE \*\* THREE BEDROOMS PLUS BOX ROOM \*\* WELL PRESENTED \*\*  
 \*\* MODERN KITCHEN & BATHROOM \*\* IDEAL FOR FTB/YOUNG FAMILY \*\* REAR YARD \*\***

This well presented three bedroom + box room property would make an ideal purchase for a FTB/Investor/Young Family. Ideally located on the outskirts of Cleckheaton Town Centre which boasts amenities, shops, local schools and excellent motorway links.

Having a modern fitted kitchen, house bathroom, GCH, DG and alarm system.

The accommodation briefly comprises entrance, lounge, dining kitchen, utility and cellar. There are two first floor bedrooms, box room and a house bathroom. There is a further third overall attic bedroom.

To the outside there is a yard to the rear.





This well presented three bedroom + box room property would make an ideal purchase for a FTB/Investor/Young Family. Ideally located on the outskirts of Cleckheaton Town Centre which boasts amenities, shops, local schools and excellent motorway links. Having a modern fitted kitchen, house bathroom, GCH, DG and alarm system. The accommodation briefly comprises of an entrance, lounge, dining kitchen, utility and cellar. There are two first floor bedrooms, box room and a house bathroom. There is a further third overall attic bedroom. To the outside there is a yard to the rear.

Entrance

Lounge

13'11" x 11'10" (4.24m x 3.61m")  
Modern fire and fire surround, laminate wood floor and radiator.

Dining Kitchen

13'9" x 12'11" (4.19m x 3.94m")  
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, part tiled and radiator.

Utility

Stainless steel sink unit, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

13'0" x 11'0" (3.96m x 3.35m")  
Radiator.

Bedroom Two

10'11" x 7'7" (3.33m x 2.31m")  
Radiator.

Bathroom

Modern three piece suite comprising panel bath with shower over, low flush wc, pedestal wash basin and radiator.

Box Room

9'0" x 7'10" (2.74m x 2.39m")  
No natural light.

Second Floor Landing

Bedroom Three

13'0" x 12'6" (3.96m x 3.81m")  
Radiator.

Exterior

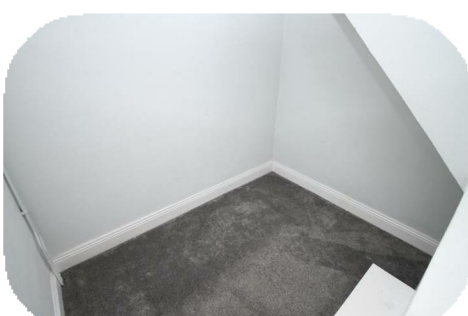
Enclosed garden to rear.

Council Tax Band

A

Tenure

FREEHOLD.



**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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

