



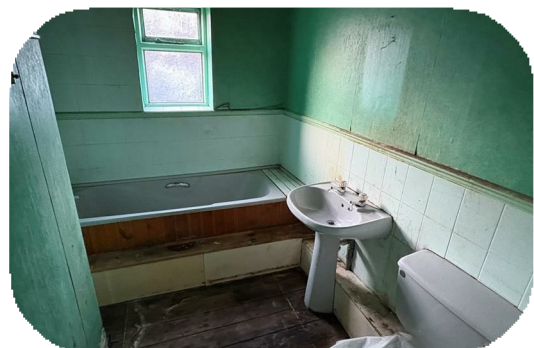
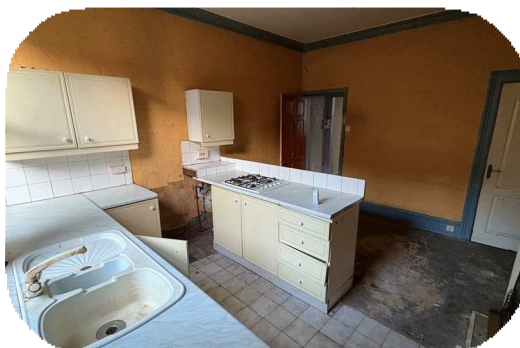
**Booth Street, Cleckheaton,**  
**£100,000**

**PUBLIC NOTICE**

Sugdens Estate agents are now in receipt of an offer for the sum of £97,000 for 34 Booth Street, Cleckheaton, BD19 3PZ. Anyone wishing to place an offer on this property should contact:

Sugdens Estate Agents  
13 Bradford Road  
Cleckheaton  
Bd19 5AG  
01274 905905

Before exchange of contracts.





Entrance Porch

Lounge

12'8" x 13'9" (3.86m x 4.19m)  
With double glazed window.

Dining Kitchen

13'9" x 11'8" (4.19m x 3.56m)  
With wall and base units incorporating sink unit, plumbing for auto washer, cooker point, storage cupboard.

Rear Porch

First Floor

Bedroom One

12'7" x 11'2" (3.84m x 3.40m)  
With fitted wardrobe and double glazed window.

Bedroom Two

10'9" x 6'3" (3.28m x 1.91m)

Occasional Room

8'8" x 6'1" (2.64m x 1.85m)  
No natural light.

Bathroom

With three piece suite.

Exterior

To the outside there is a small front garden area and a rear yard.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Serpentine Rd, right onto Booth St, turn left to stay on Booth St 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.

