



Valley Road, Cleckheaton,

£95,000

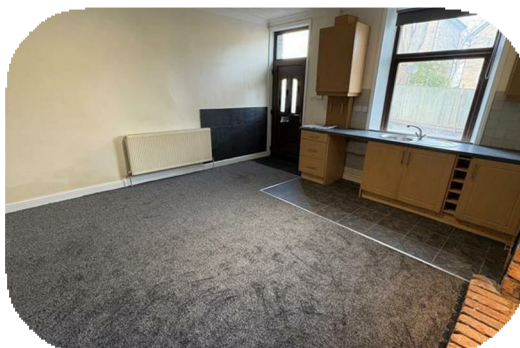
* TERRACE * TWO BEDROOMS * CLOSE TO TOWN CENTRE AMENITIES *

* IDEAL FOR ACCESS TO MOTORWAY NETWORK *

Excellent opportunity for a FTB/Investor to purchase this two bedroom terraced property.

Situated in the heart of Cleckheaton Town Centre which boasts amenities, shops and motorway links near by. The accommodation briefly comprises open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

Benefits from gas central heating, double glazing and on street parking.



Entrance

Open Plan Lounge/Kitchen

16'1" x 14'7" (4.90m x 4.45m)
Lounge area has a feature fireplace in chimney breast and radiator.
Kitchen area is fitted with a range of light oak effect wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

Cellar

First Floor Landing

Bedroom One

11'9" x 10'2" (3.58m x 3.10m)
With radiator.

Bedroom Two

5'5" x 10'3" (1.65m x 3.12m)
With radiator.

Bathroom

With white three piece suite, part tiled walls, heated towel rail.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto Valley Rd and the property will shortly 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		
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		74	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

