



**Whitechapel Road,**

**£109,950**

**\*\* END TERRACE \*\* TWO BEDROOMS \*\* MODERN SHOWER ROOM \*\***

**\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS & MOTORWAY LINKS \*\* CELLAR \*\***

This two bedroom terrace property would make an ideal purchase for a number of buyers.

Situated within walking distance of Cleckheaton Town Centre which boasts amenities, shops and excellent motorway links.

Benefits from a dining kitchen, GCH, DG and built in wardrobes.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, cellar, two first floor bedrooms and a shower room.

**VIEWING ESSENTIAL!!**





Dining Kitchen

14'2" x 8'2" (4.32m" x 2.49m")  
Fitted wall and base units incorporating stainless steel sink unit, tiled splash back, cooker, plumbing for auto washer and radiator.

Lounge

14'8" x 11'7" (4.47m" x 3.53m")  
Radiator.

Cellar

First Floor Landing

Bedroom One

14'7" x 8'0" (4.45m" x 2.44m")  
Built in wardrobes and radiator.

Bedroom Two

14'6" x 7'8" (4.42m" x 2.34m")  
Built in wardrobes and radiator.

Shower Room

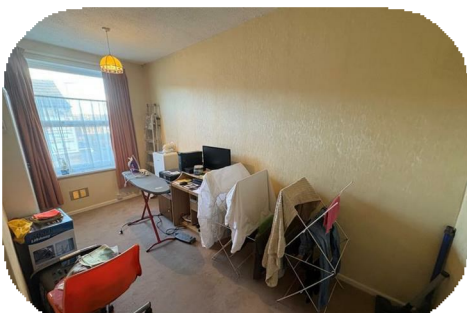
Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B		69	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

