



Lilian Street, Cutler Heights,

£100,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW!!!
* MID TERRACE * THREE BEDROOMS * MODERN KITCHEN * IDEAL INVESTOR/FTB *
* OVER THREE FLOORS * WELL PRESENTED * PARKING/YARD ***

If you're looking for your first home or an investment property, then this could be the house for you!! The "ready to move into" accommodation benefits both gas central heating and upvc double glazing. Briefly comprises lounge, fitted kitchen and basement cellar. Two first floor bedrooms and a house bathroom. To the second floor there is a further third overall attic bedroom. To the outside there is off street parking/yard to the rear. **VIEWING ESSENTIAL!!**



Lounge

13'8" x 14'8" (4.17m x 4.47m)

With electric fire, radiator and double glazed window.

Kitchen

13'7" x 6'7" (4.14m x 2.01m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, radiator, double glazed window and upvc door to rear.

Cellar

Useful storage.

First Floor

Bedroom Three

8'4" x 7'3" (2.54m x 2.21m)

With radiator and double glazed window.

Bedroom Two

11' x 13' (3.35m x 3.96m)

With ornamental fireplace, radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Attic Bedroom One

15'1" x 12'7" (4.60m x 3.84m)

With radiator and double glazed window.

Exterior

To the outside there is a yard/parking to the rear.

Directions

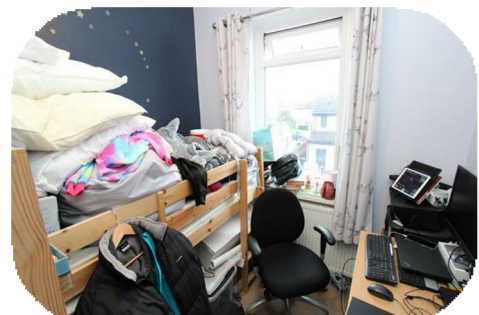
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate Roundabout take the 4th exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln/A6177, turn right onto Fenby Ave, right onto Bertie St, turn left to stay on Bertie St, turn right onto Lilian 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
England & Wales			England & Wales		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk