



Valley Road,

£150,000

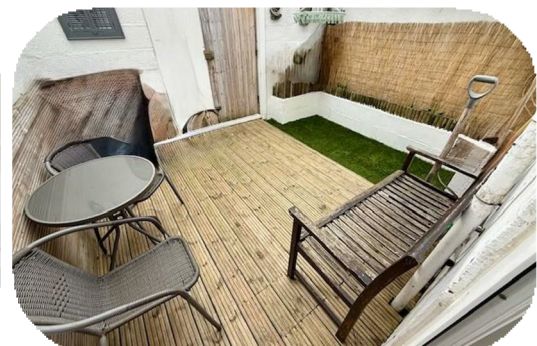
* STONE TERRACE * THREE BEDROOMS * CLOSE TO TOWN CENTRE * ENCLOSED GARDEN *
* OFF SITE PLOT OF LAND * MODERN BATHROOM * SPACIOUS ACCOMMODATION *

a two minute walk to Cleckheaton town centre, is this delightful three bedroom through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge with dining area, fitted kitchen plus basement cellar, three first floor bedrooms and a modern white house bathroom.

To the outside there is a plot of land (currently used as parking) and an enclosed patio garden.



Entrance

Lounge

15'10" x 17'6" (4.83m" x 5.33m")

Coal effect electric fire with feature fireplace surround, laminate wood floor and two radiators.

Kitchen

11'8" x 9'1" (3.56m" x 2.77m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, part tiled, laminate wood floor and radiator.

Cellar

Ideal for storage, utility or workshop.

First Floor Landing

Bathroom

Modern three piece suite comprising panel bath, pedestal wash basin, low flush wc, tiled walls and radiator.

Bedroom One

11'9" x 9'2" (3.58m" x 2.79m")

Radiator.

Bedroom Two

16'1" x 8'1" (4.90m" x 2.46m")

Radiator.

Bedroom Three

6'6" x 12'6" (1.98m" x 3.81m")

Radiator.

Loft

Access via pull down ladder.

Exterior

Parking area for three cars together with an enclosed patio garden to the 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) 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		

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