



**Third Street, Low Moor,**

**£149,950**

**\* FRONT TERRACE \* THREE BEDROOMS \* CLOSE TO LOW MOOR TRAIN STATION \***

**\* OVER FOUR FLOORS \* GREAT STARTER HOME \* FRONT GARDEN \***

Offering spacious accommodation throughout, is this three bedroom stone built front terrace.

Benefits from both gas central heating and double glazing.

The accommodation briefly comprises reception hall, lounge, lower floor fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite. To the second floor there is a further attic bedroom.

To the outside there is an enclosed patio garden to the front.





## Reception Hall

## Lounge

14'5" x 15'2" (4.39m x 4.62m)

With an ornate feature fireplace with tiled inset and hearth, radiator and corniced ceiling.

## Lower Floor Dining Kitchen

14'5" x 15'3" (4.39m x 4.65m)

Light oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, seven ring cooking range, plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One

15'3" x 9'3" (4.65m x 2.82m)

With radiator.

## Bedroom Two

5'5" x 9'10" (1.65m x 3.00m)

## Bathroom

Three piece white suite, part tiled walls.

## Second Floor

## Attic Bedroom Three

18'2" x 9'3" (5.54m x 2.82m)

With velux skylight.

## Exterior

To the outside there is an enclosed patio garden to the front.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout, take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto First St, left onto Main St, right onto Third 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		87	(92-100) A		
(81-91) B			(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		

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