



Bradford Road, Cleckheaton,

£295,000

*** MATURE SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
* CLOSE TO MOTORWAY NETWORK * NO CHAIN * DRIVEWAY PARKING & GARAGE***

In need of some modernisation and updating, is this traditional style three bedroom semi detached house. Available with no onward chain and benefits from gas central heating, upvc double glazing and alarm system. The spacious accommodation briefly comprises reception hall, lounge, dining room, kitchen, cloakroom/wc, three good sized bedrooms and a house bathroom with four piece suite. The attic could be converted (subject to any relevant planning).

To the outside there are gardens, driveway and garage.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc and wash basin.

Lounge

16' x 14'9" (4.88m x 4.50m)

With gas fire in store fireplace surround, radiator.

Dining Room

16' x 14'5" (4.88m x 4.39m)

With gas fire and radiator.

Kitchen

11'4" x 6'5" (3.45m x 1.96m)

With wall and base cupboards, stainless steel sink unit.

Cellar

First Floor Landing

Bedroom One

12'4" x 13' (3.76m x 3.96m)

Split into two rooms. With radiator.

Bedroom Two

12'1" x 14'10" (3.68m x 4.52m)

With fitted wardrobes, drawers and dresser.

Bathroom

Four piece suite, part tiled walls and radiator.

Bedroom Three

8'10" x 15'1" (2.69m x 4.60m)

With radiator.

Loft

Accessed via a wooden staircase. Ideal for conversion (subject to planning consents).

Exterior

To the outside there is a driveway, detached garage and gardens.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		84	(92 plus) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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