



## Cleckheaton Road, Oakenshaw,

**£225,000**

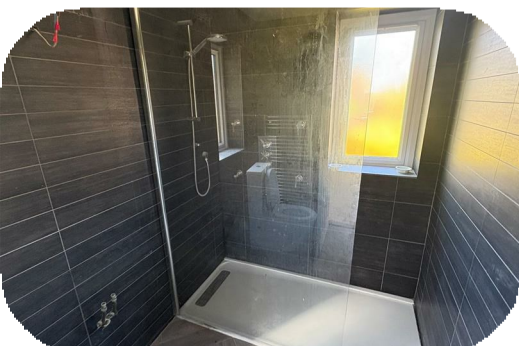
Notice of Offer

748 Cleckheaton Road  
Oakenshaw  
BD12 7AT

We advise that an offer has been made for the above property in the sum of £225,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Sugdens Estate Agents  
13 Bradford Road  
Cleckheaton  
BD19 5AG

01274 905905





Entrance Hall

Useful storage.

Lower Ground floor

Lounge

26'2" x 18' (7.98m x 5.49m)  
With double glazed window, French doors to garden.

Dining Kitchen

17' x 10'1" (5.18m x 3.07m)

Utility

8'8" x 7' (2.64m x 2.13m)

WC

First Floor

Bedroom One

16'11" x 11'9" (5.16m x 3.58m)

En Suite

Bedroom Two

10'2" x 10'1" (3.10m x 3.07m)

Bedroom Three

10'3" x 11'3" (3.12m x 3.43m)

Bedroom Four

Exterior

To the outside there is a garden to the rear and a driveway providing off-road parking.

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 and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E / Bradford



**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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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