



Cleckheaton Road, Oakenshaw,

£190,000

**** END TOWN HOUSE ** THREE BEDROOMS ** STUNNING CONDITION ** IDEAL FTB PURCHASE ****

Beautifully presented and modernised throughout, this impressive three-bedroom end townhouse offers the perfect blend of style, comfort, and convenience. Situated in a sought-after location near Low Moor Train Station and with excellent motorway links, commuting is effortless.

Inside, the home boasts contemporary finishes and spacious living areas, making it an ideal choice for families. Outside, enjoy a low-maintenance rear garden—perfect for relaxing or entertaining—and benefit from allocated parking for added ease.



Stunning Three-Bedroom End Townhouse – Ideal Family Home
Beautifully presented and modernised throughout, this impressive three-bedroom end townhouse offers the perfect blend of style, comfort, and convenience. Situated in a sought-after location near Low Moor Train Station and with excellent motorway links, commuting is effortless. Inside, the home boasts contemporary finishes and spacious living areas, making it an ideal choice for families. Outside, enjoy a low-maintenance rear garden—perfect for relaxing or entertaining—and benefit from allocated parking for added ease.

Vestibule
Radiator.

Lounge
15'2 x 13'5 (4.62m x 4.09m)
Radiator & double glazed window.

Dining Kitchen
12' x 9'8 (3.66m x 2.95m)
Having modern fitted wall and base units, sink unit with tiled splashback, with integrated hob, oven , microwave and extractor fan. Laminate flooring. Radiator and French doors leading to rear.

Utility Room
5'1 x 7'1 (1.55m x 2.16m)
Plumbing for washing machine.

Cloaks/WC
Having a modern two piece white suite with low flush wc and wash hand basin. Heated towel radiator and part tiled walls. Tiled floor.

First Floor Landing

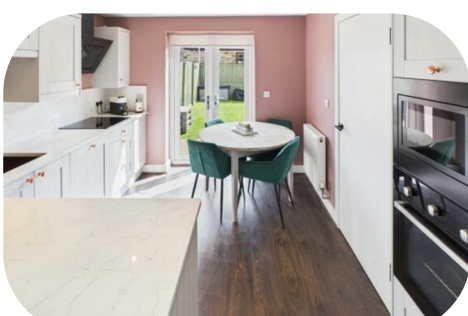
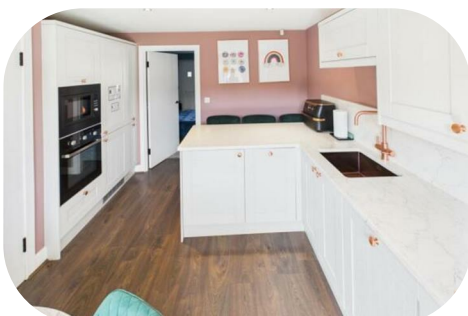
Bedroom One
14'1 x 8'9 (4.29m x 2.67m)
Radiator & double glazed window.

Bedroom Two
12'1 x 8'4 (3.68m x 2.54m)
Radiator & double glazed window.

Bedroom Three
8'5 x 6'2 (2.57m x 1.88m)
Radiator, fitted wardrobes & double glazed window.

House Bathroom
Modern three piece white suite walk in shower with low flush wc, sink set into vanity unit and wash hand basin. Heated towel radiator and tiled walls.

Exterior
To the front of the property is a paved garden and to the rear is a good sized lawned garden. To the side is off street parking.



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			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

