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# Robert Watts

Incorporating Watts Chartered Surveyors

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Property Specialists  
in Bradford and Beyond



## 107 South Parade, Cleckheaton, BD19 3AD

### £49,995

Cleckheaton Office: Churchill House, Northgate, Cleckheaton BD19 3HH

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# 107 South Parade, Cleckheaton, BD19 3AD

Attention all FTB's and BTL INVESTORS! This two bedroom back to back terrace property offered with NO CHAIN by a motivated seller at an AFFORDABLE PRICE to take into account the remodernisation work required. Handy for the local schools and town centre amenities, the house offers a bigger footprint on the first floor as it covers the pedestrian passageway and comprises of lounge, kitchen and cellar, two first floor bedrooms and bathroom. To the front is a small garden area and the house benefits from uPVC double glazng and gas central heating. EPC D

## Entrance Hall

### Lounge 14'9" x 14'9" max (4.5 x 4.5 max)

Fireplace and living flame gas fire.

### Kitchen 8'6" x 5'2" max (2.6 x 1.6 max)

Range of wall and base units with worktop and sink plus mixer tap. Electric cooker point. Access to...

## Cellar

### Bedroom One 14'9" x 9'6" max (4.5 x 2.9 max)

### Bedroom Two 14'9" x 3'3"/26'2" plus 5'10" x 5'2" (4.5 x 1/8 plus 1.8 x 1.6)

## Bathroom

Three piece suite including bath, Wc and sink.

## Exterior

Small yard area to the front.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.

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