



**South Parade, Cleckheaton BD19 3AA**



**welcome to**

**South Parade, Cleckheaton**

GUIDE PRICE £80,000 - £85,000 \*\*\*CALLING ALL FTB & INVESTORS \*\*\* Well- proportioned two bedroom mid terrace property in Cleckheaton with a 13ft lounge, 7ft kitchen and family bathroom. Popular location! .....NO CHAIN.



### **Lounge**

Double glazed window to front, two gas central heating radiators and decorative brick fireplace with tiled hearth.

### **Kitchen**

fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Space for cooker, plumbing for washing machine. Double glazed window to front.

### **Cellar**

Perfect for storage, power and light.

### **First Floor Landing**

Loft access, doors to accommodation and gas central heating radiator.

### **Bedroom One**

10' 2" x 8' 2" MAX ( 3.10m x 2.49m MAX )

Double glazed window to front and gas central heating radiator.

### **Bedroom Two**

10' x 8' 4" To Wardrobe ( 3.05m x 2.54m To Wardrobe )

Double glazed window to front, wall mounted boiler and gas central heating radiator.

### **Family Bathroom**

Double glazed window to front, WC and panelled bath with hot and cold taps. Extractor fan, gas central heating radiator and built in storage cupboard.

### **Exterior**

The front garden has been paved for low maintenance.



***view this property online*** [williamhbrown.co.uk/Property/DWS116839](http://williamhbrown.co.uk/Property/DWS116839)



welcome to

## South Parade, Cleckheaton

- GUIDE PRICE £80,000 - £85,000
- Two Bedroom Front Back To Back Property
- 13ft Lounge & Separate Kitchen
- Perfect For First Time Buyers
- NO CHAIN

Tenure: Freehold EPC Rating: Awaited

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116839](http://williamhbrown.co.uk/Property/DWS116839)



Property Ref:  
DWS116839 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



[williamhbrown.co.uk](http://williamhbrown.co.uk)