

local
properties

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56 Cleckheaton Road
Bradford, BD6 1BE

£134,950

Freehold

***** THREE BEDROOM TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - LOUNGE & DINING KITCHEN - NO CHAIN ***** This property has PVCu double glazing and gas central heating and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two first floor bedrooms, bathroom, loft bedroom three. To the outside there are gardens front and rear and on street parking to the front. Located close to all amenities, the property also provides good access to the city centre and the M62. A spacious property which would make an ideal family home, viewing is recommended.



• THREE BEDROOM TERRACE HOUSE • ACCOMMODATION SET OVER THREE FLOORS • GCH & PVCu DG

ENTRANCE VESTIBULE

Door to front.

LOUNGE

14'1" x 10'9"

Fireplace surround with marble back and hearth and inset living flame gas fire. Laminate flooring. Window to front.

Radiator.

LOBBY

Stairs to first floor.

DINING KITCHEN

14'1" x 11'9"

With base and wall units incorporating stainless steel sink unit. Five ring gas hob, electric oven and extractor hood.

Tiled splashbacks. Access to cellar with plumbing for automatic washing machine at cellar head. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Door giving access to stairs to loft bedroom.

BEDROOM ONE

14'1" x 10'9"

Window to front. Radiator.

BEDROOM TWO

9'6" x 9'2"

With walk in wardrobe. Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.

Ceramic tiled floor. Window to rear. Radiator.

LOFT BEDROOM THREE

18'0" x 12'9"

Velux window to front. Radiator.

EXTERIOR

Enclosed garden to the front of the property. Enclosed patio garden to the rear. On street parking to the front of the property with off street parking to the rear (available on a first come, first served basis).



• LOUNGE & DINING KITCHEN • TWO FIRST FLOOR BEDROOMS • 18' LOFT BEDROOM
THREE • BATHROOM WITH SHOWER • GARDENS FRONT & REAR • EPC - TBC • NO CHAIN








Additional Information

Local Authority - Bradford
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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