

local  
properties

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**52 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 (en-suite shower to bed one), 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 11'1"

Window to front. Radiator. Fireplace surround and inset Living Flame gas fire.

### DINING KITCHEN

14'1" x 12'5"

Door and window to rear. Base and wall units. Inset stainless steel sink and drainer unit. Gas hob, electric oven and extractor hood. Tiled splashbacks. Plumbed for automatic washing machine. Access to cellar.

### STAIRS AND LANDING

### BEDROOM ONE

14'1" x 10'9"

Window to front. Radiator.

### EN SUITE SHOWER ROOM

Fully tiled. Three piece suite comprising: shower cubicle, low flush wc and pedestal wash hand basin.

### BEDROOM TWO

9'6" x 9'2"

Window to rear. Radiator.

### BATHROOM

Window to rear. Radiator. Part tiled. Three piece suite comprising: bath, low flush wc and pedestal wash hand basin.

### LOFT BEDROOM THREE

17'8" x 12'9"

Velux window to front. Radiator.

### EXTERIOR

Enclosed garden to front. Enclosed garden to rear. On street permit parking.

### HOW TO GET THERE



• LOUNGE & DINING KITCHEN • TWO FIRST FLOOR BEDROOMS • EN-SUITE SHOWER ROOM TO BED ONE



- LOFT BEDROOM THREE • THREE PIECE BATHROOM SUITE • GARDENS FRONT & REAR • NO CHAIN






## Additional Information

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

**Floor Area** - 1022.58 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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