

local
properties

buy • sell • let



14 Craven Drive
Cleckheaton, BD19 4QY

£160,000
Freehold

***** TWO BEDROOM SEMI DETACHED BUNGALOW - REALISTICALLY PRICED TO ALLOW FOR UPDATING - POPULAR RESIDENTIAL AREA - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, 19' lounge, fitted kitchen, two bedrooms, bathroom. There are gardens to the front and rear, single detached garage (currently with no vehicular access) and on street parking. Located in an elevated position with far reaching views, an early viewing of this property is recommended.



• TWO BEDROOM SEMI DETACHED BUNGALOW • GCH & PVCu DG • SPACIOUS LOUNGE • FITTED KITCHEN

ENTRANCE HALL

Access to loft via pull down ladder. Door to side. Radiator.

LOUNGE

19' x 10'

Stone fireplace surround with display plinths. Window to front. Radiator.

KITCHEN

10' x 8'

With base and wall units incorporating asterite sink unit. Electric hob, electric oven and extractor hood. Integrated dishwasher. Tiled splashbacks. Window to front.

BEDROOM ONE

13' x 10'

Window to rear. Radiator.

BEDROOM TWO

9' x 9'

Window to rear. Radiator.

BATHROOM

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

Window to side. Radiator.

EXTERIOR

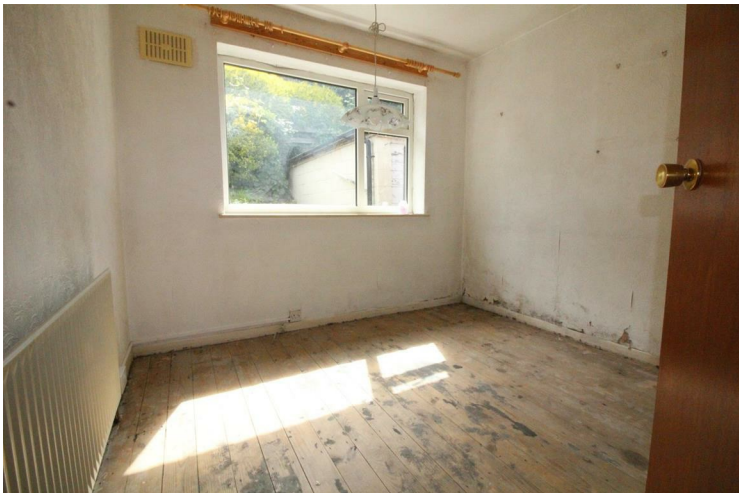
Shrubbery garden to the front. Patio to the rear. On street parking to the front. Single detached garage (currently without vehicular access).

DIRECTIONS

From Birstall Centre proceed down Smithies Lane and turn right at the traffic lights onto Bradford Road. Take the second turning left onto Church Lane and Craven Drive is the third turning on the left. Number 14 will be found on the right hand side, there is no For Sale board in situ.



- GARDENS FRONT & REAR • ELEVATED POSITION WITH FAR REACHING VIEWS • EPC - tbc • REALISTICALLY PRICED TO ALLOW FOR UPDATING



• POPULAR RESIDENTIAL AREA • NO CHAIN






Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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