

local
properties

buy • sell • let



62 Cleckheaton Road
Bradford, BD6 1BE

£134,950
Freehold

***** THREE BEDROOM THROUGH TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - LOUNGE & DINING KITCHEN - NO CHAIN ***** This spacious property has gas central heating and double glazing and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two first floor bedrooms, bathroom, attic bedroom three. To the outside, there are gardens front and rear and off street parking to the rear. Located close to all amenities and public transport services, the property is within two miles of the M62 making it an ideal base for those wishing to commute. Realistically priced, viewing is recommended.



- Three Bedroom Through Terrace • Accommodation on 3 Floors • GCH & DG • Lounge & Dining Kitchen

ENTRANCE VESTIBULE

Door to front.

LOUNGE

14'0" x 11'0"

Marble fireplace surround with inset living flame gas fire.

Laminate flooring. Window to front. Radiator.

LOBBY

Stairs to first floor.

DINING KITCHEN

14'0" x 12'0"

With base and wall units incorporating stainless steel unit.

Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Window and door to rear. Radiator.

CELLAR

Extra storage space.

LANDING

Radiator.

BEDROOM ONE

14'0" x 11'0"

Window to front. Radiator.

BEDROOM TWO

10'0" x 9'0"

Walk in storage area. Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

ATTIC BEDROOM THREE

18'0" x 14'0"

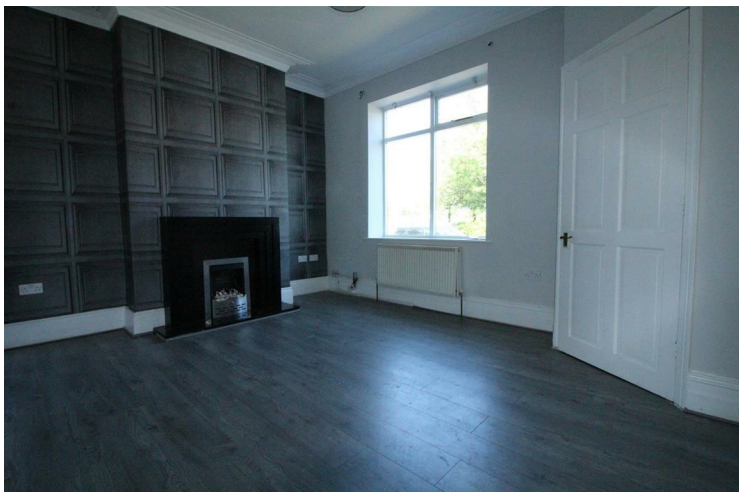
Window to front and velux to rear. Radiator.

EXTERIOR

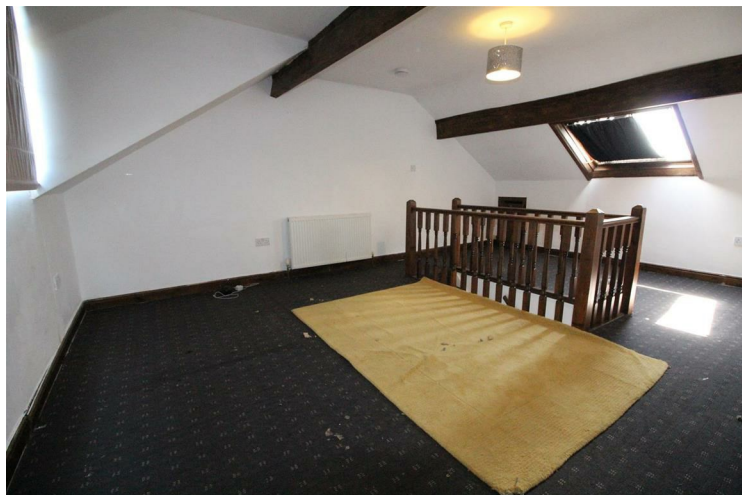
Garden to the front of the property and patio to the rear. Off street parking to the rear of the property.

DIRECTIONS

From the roundabout at Odsal Top proceed down Cleckheaton Road where number 62 will be found on the right hand side, signified by our For Sale board.



- Gardens Front & Rear • Off Street Parking To Rear • Within 2 miles of M62 • Realistically Priced • Energy Rating E • No Chain







Additional Information

Local Authority - Bradford Metropolitan

District Council

Council Tax - Band C

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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