

local
properties

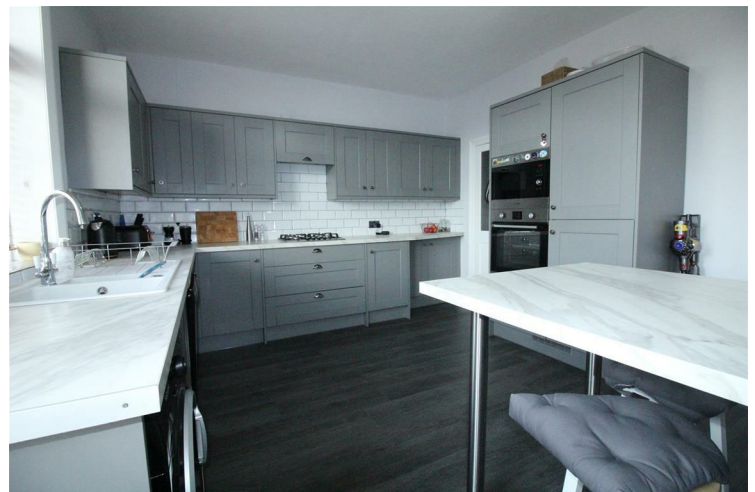
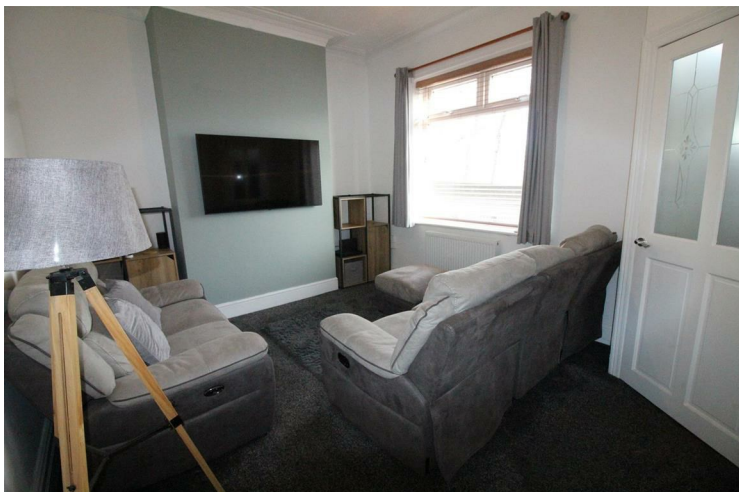
buy • sell • let



42 Cleckheaton Road
Bradford, BD6 1BE

£187,500
Freehold

***** WELL PRESENTED TERRACE PROPERTY - THREE DOUBLE BEDROOMS PLUS STUDY - MUCH IMPROVED BY CURRENT VENDOR - ACCOMMODATION OVER THREE FLOORS - NO CHAIN ***** This property has gas central heating (with hive system) and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two first floor bedrooms, bathroom, loft bedroom, study. To the outside, there are low maintenance gardens front and rear with on street permit parking. Located close to all amenities, the property is ideally placed for access to Bradford city centre and the M62. In our opinion, this family home could be occupied with the minimum of expense and viewing is essential.



- WELL PRESENTED TERRACE PROPERTY • THREE DOUBLE BEDROOMS • ACCOMMODATION OVER THREE FLOORS

ENTRANCE VESTIBULE

Door to front.

LOUNGE

14' x 11'7

Coving to ceiling. Window to front. Radiator.

LOBBY

Stairs to first floor.

DINING KITCHEN

14'1 x 12'6

With an excellent range of base and wall units incorporating composite sink with mixer tap. Gas hob with extractor hood over and electric oven. Integrated fridge freezer and microwave. Plumbing for automatic washing machine and dishwasher. Tiled splashbacks. Breakfast bar. Access to cellar. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Stairs to second floor.

BEDROOM ONE

14'2 x 11'3

Window to front. Radiator.

BEDROOM TWO

15'0 x 9'0

Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Heated towel rail. Window to rear.

LOFT BEDROOM THREE

12'9 x 9'3

Velux window to front. Radiator.

STUDY/OCCASIONAL BEDROOM FOUR

14'1 x 8'2

Velux window to rear. Radiator.

EXTERIOR

Gravelled garden to the front of the property. Enclosed rear garden with paved patio. On street permit parking to the front.



- LOUNGE & DINING KITCHEN • STUDY/OCCASIONAL BEDROOM FOUR • LOW MAINTENANCE GARDENS

NOTE

We understand from the vendor that some household items are available by separate negotiation.

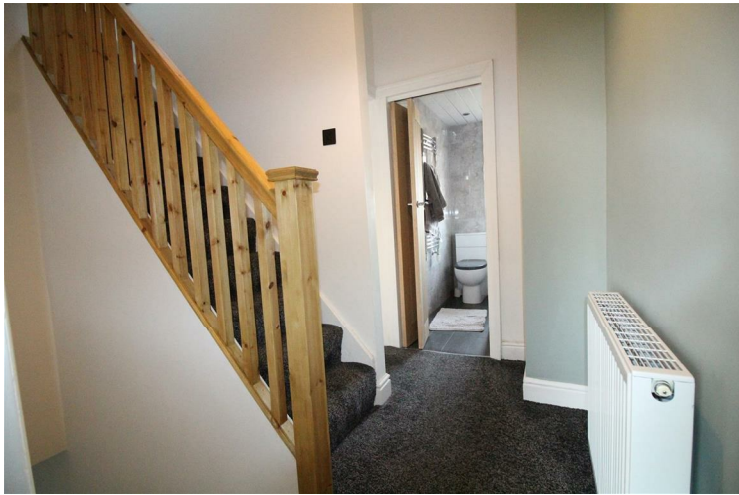
DIRECTIONS

From Odsal Top proceed down Cleckheaton Road (signposted Low Moor). Number 42 will be found on the right hand side and is signified by our For Sale board.



• ON STREET PERMIT PARKING • VIEWING ESSENTIAL • EPC - E • NO CHAIN





Additional Information

Local Authority - CBMDC
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	51	77
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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