

local
properties

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9 Priory Court Cleckheaton, BD19 4TG

£995 PCM

***** THREE BEDROOM END TOWN HOUSE - NEW BATHROOM - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - AVAILABLE NOW ***** This well presented property has gas central heating and PVCu double glazing and comprises: entrance hall, guest wc, breakfast kitchen, lounge with french doors, landing, three bedrooms, bathroom. To the outside, there is an enclosed lawned garden to the rear with allocated parking to the front. Located on a popular development, the property is ideally placed for access to all amenities. An ideal family home, viewing is recommended. Deposit - £1140. Sorry no pets.



• THREE BEDROOM END TOWN HOUSE • REDECORATED THROUGHOUT • NEW BATHROOM SUITE FITTED

ENTRANCE HALL

Laminate flooring. Stairs to first floor. Door to front. Radiator.

GUEST WC

With low flush wc and pedestal wash hand basin. Ceramic tiled floor. Window to front. Radiator.

LOUNGE

Laminate flooring. French doors to rear garden. Two radiators.

BREAKFAST KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks and ceramic tiled floor. Window to front. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Airing cupboard. Two windows to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

Fully tiled with new three piece suite (fitted April 2024) comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Heated towel rail. Window to side.

EXTERIOR

Enclosed lawned garden to the rear of the property. Allocated parking to front.

NOTE

Children - yes

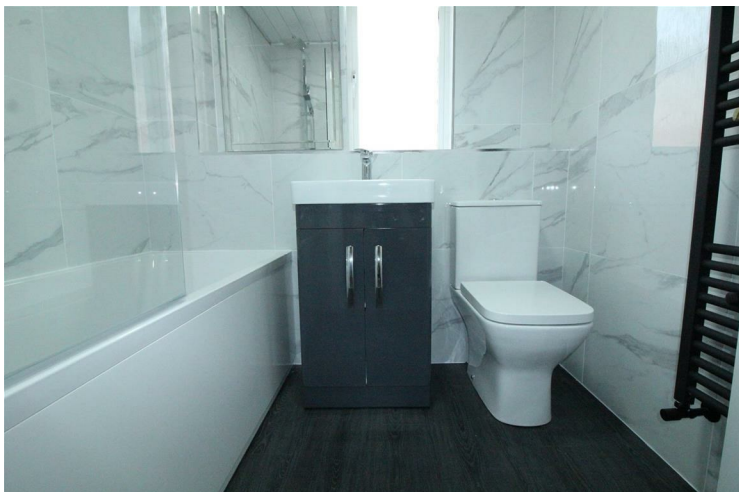
Pets - no

Smokers - outside only

The property is available now

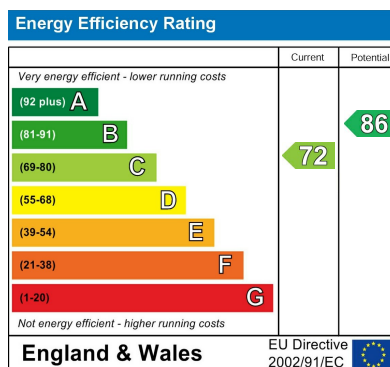
DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn right at the traffic lights onto Bradford Road. Take the second left into Church Lane and continue through the traffic lights. Take the second right onto Burnleys Mill Road and third left onto Ringshaw Drive. Take the next left onto Fern View and Priory Court is the first turning on the right. Number 9 will be found in a cul-de-sac on the right hand side and is signified by our To Let board.



• LOUNGE & BREAKFAST KITCHEN • GUEST WC • ENCLOSED REAR
GARDEN • ALLOCATED PARKING • EPC - C • DEPOSIT - £1140 • AVAILABLE NOW





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

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

