

local  
properties

buy • sell • let



## 48 Cleckheaton Road Bradford, BD6 1BE

£129,950

Freehold

\*\*\*\*\* THREE BEDROOM TERARCE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - GARDENS FRONT & REAR & ON STREET PARKING - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two first floor bedrooms, bathroom, loft bedroom three, study/playroom. To the outside, there are gardens front and rear and on street parking. Located close to all amenities, the property is also within easy reach of Bradford City Centre and the M62. A ideal first time buy or investment purchase, viewing is recommended.





• THREE BEDROOM TERARCE HOUSE • ACCOMMODATION SET OVER THREE FLOORS • GCH & PVCu DG

## ENTRANCE VESTIBULE

Door to front.

## LOUNGE

14'9" x 11'1"

Fireplace surround. Coving to ceiling. Window to front.  
Radiator.

## LOBBY

Stairs to first floor.

## DINING KITCHEN

13'9" x 12'14"

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar.  
Door and window to rear. Radiator.

## CELLAR

Providing extra storage space.

## LANDING

Stairs to second floor.

## BEDROOM ONE

14'1" x 11'1"

Coving to ceiling. Window to front. Radiator.

## BEDROOM TWO

9'6" x 9'2"

With walk in wardrobe. Window to rear. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower over, vanity wash hand basin, low flush wc.  
Window to rear. Radiator.

## LOFT BEDROOM THREE

12'9" x 9'6"

Window to front. Radiator.

## STUDY/PLAYROOM

14'1" x 5'2"

With borrowed light from bedroom three.

## EXTERIOR

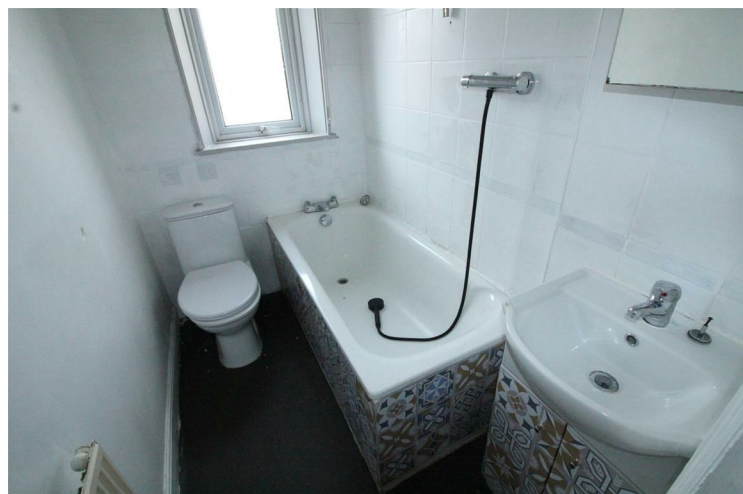
Garden to the front of the property. Enclosed patio garden to the rear. On street parking to the front.

## DIRECTIONS

From Odsal Top proceed down Cleckheaton Road (signposted Low Moor). Number 48 will be found on the right hand side and is signified by our For Sale board.



- LOUNGE & DINING KITCHEN • TWO FIRST FLOOR BEDROOMS • LOFT BEDROOM THREE & STUDY/PLAYROOM



• GARDENS FRONT & REAR • ON STREET PARKING • ENERGY RATING - D • NO CHAIN



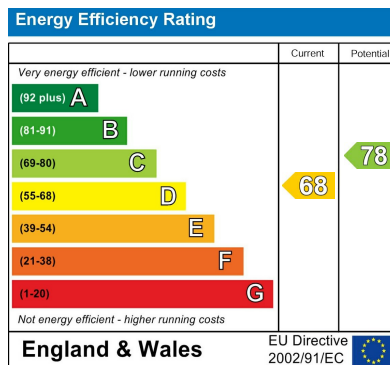




## Additional Information

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

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



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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