



29 Clarence Street

Cleckheaton, BD19 5HJ

£196,000

-  SEMI DETACHED
-  DRIVEWAY
-  LOUNGE
-  KITCHEN
-  THREE BEDROOMS
-  FAMILY BATHROOM
-  LOW MAINTENANCE GARDEN
-  IDEAL FOR FIRST TIME BUYERS AND INVESTORS



Full Description

A well-presented three-bedroom property offering well-proportioned accommodation, a low-maintenance garden and practical storage. Ideal for families, first-time buyers or those looking for a convenient home with low-maintenance outdoor space.

ENTRANCE HALL

7' 7" x 3' 10" (2.31m x 1.17m)

Grey wood-effect lino flooring, with access leading through to the lounge and stairs rising to the first floor.

LOUNGE

15' 7" x 12' 0" (4.75m x 3.66m)

Carpeted throughout, featuring a fireplace with no fire installed. The lounge provides access through to the kitchen.

KITCHEN/DINER

15' 1" x 10' 2" (4.6m x 3.1m)

Fitted with grey tile-effect lino flooring, an electric oven and gas hob. Plumbing is provided for a washing machine and dishwasher. French doors open onto the rear garden, with additional storage available in the cupboard beneath.

LANDING

11' 7" x 5' 10" (3.53m x 1.78m)

Stairs rise to the first floor, providing access to three bedrooms and the family bathroom.

BATHROOM

6' 8" x 6' 0" (2.03m x 1.83m)

Modern three-piece suite comprising a bath, wash hand basin and WC. The walls are partly tiled, with tiling around the bath and shower area.

BEDROOM ONE

14' 10" x 8' 10" (4.52m x 2.69m)

Large double room.

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

Double room.

BEDROOM THREE

7' 6" x 6' 0" (2.29m x 1.83m)

Single room.

EXTERIOR

The property welcomes you with a pebble-laid front garden, framed by decorative shrubs and featuring a driveway with parking for 2/3 cars. A low-maintenance rear garden featuring a patio and pebble area, with a summerhouse providing additional outdoor space. The garden also benefits from a single garage.



ADDITIONAL INFORMATION

Tenure - Freehold

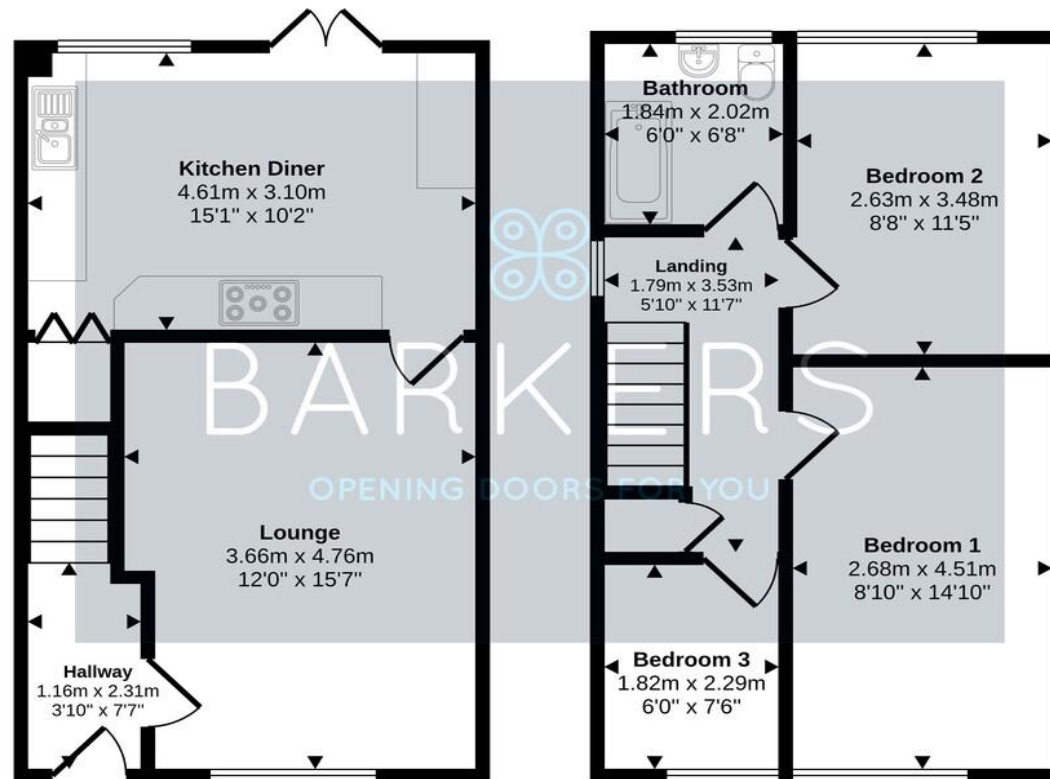
Council Tax Band - B

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Score	Energy rating	Current	Poten
92+	A		
81-91	B		85
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft

First Floor
Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

4 Old Lane, Birkenshaw,
Bradford, West Yorkshire, BD11
2JX

www.barkersetaagents.co.uk
enquiries@barkersetaagents.co.uk
0113 2879344



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements