



**Cleckheaton Road, Low Moor**

**£280,000**

**\* CALL SUGDENS TO BE THE FIRST TO VIEW \***

**\* MODERN TOWN HOUSE \* THREE STOREY \* FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \*  
\* IMMACULATE THROUGHOUT \* LARGE MASTER BEDROOMS SUITE \* GARDEN \* PARKING \***

Providing 'ready to move into' accommodation, is this delightful four bedroom modern town house.

Benefits from gas central heating, upvc double glazing and alarm system.

To the outside there is parking to the front for two cars, together with an enclosed garden to the rear with patio.





## Entrance

## Cloakroom/WC

With low suite wc, wash basin.

## Lounge

16'1" x 11' (4.90m x 3.35m)

With radiator, upvc bi-fold doors to rear garden.

## Dining Kitchen

12'10" x 15'4" (3.91m x 4.67m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, dishwasher, store cupboard, radiator.

## First Floor Landing

### Bedroom Two

9'3" x 15' (2.82m x 4.57m)

With radiator.

### Bedroom Three

9'3" x 11'9" (2.82m x 3.58m)

With radiator.

### Bedroom Four

6'5" x 11'1" (1.96m x 3.38m)

## Bathroom

Modern three piece white suite, part tiled walls and radiator.

## Second Floor Landing

### Master Bedroom/Bedroom One

13'4" x 25' (4.06m x 7.62m)

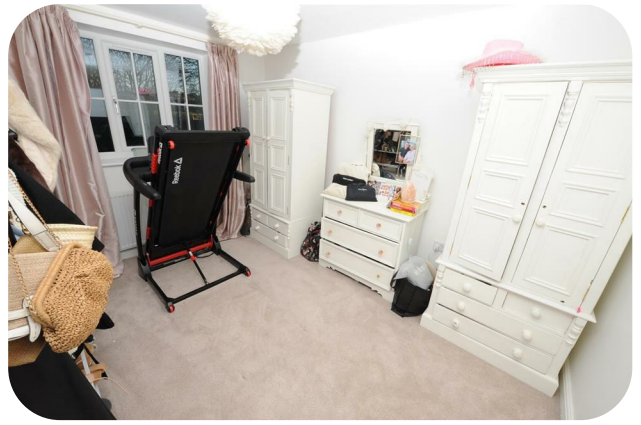
With radiator. En-Suite Shower Room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin.







### Exterior

To the outside there is off-road parking to the front for two cars, together with an enclosed garden to the rear with patio.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd where the property will shortly be seen displayed via our For Sale board.

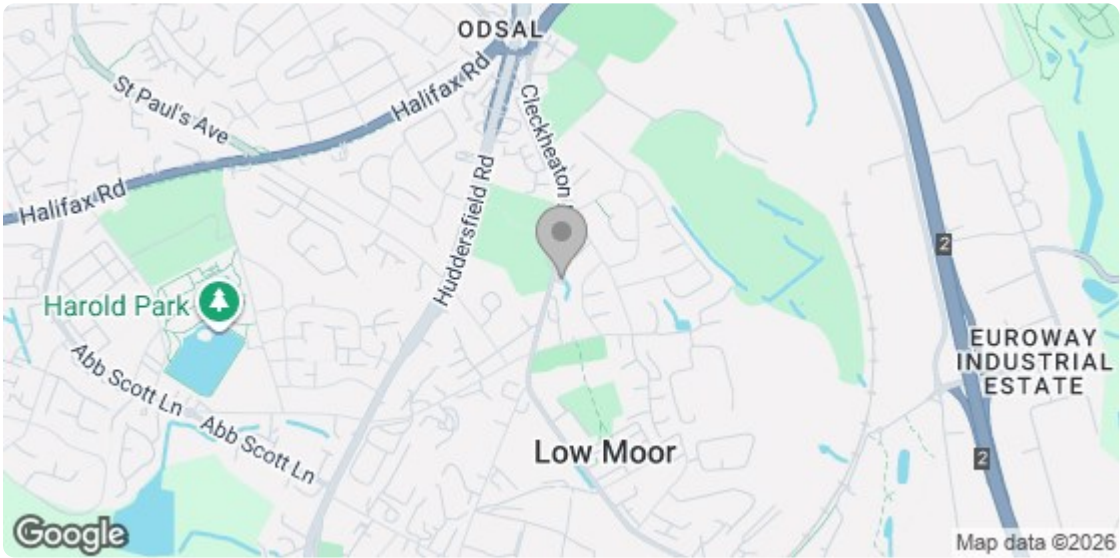
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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