



South Parade, Cleckheaton,

£89,950

* TERRACE * TWO BEDROOMS * IDEAL FTB/INVESTOR * ENCLOSED YARD *
* CLOSE TO AMENITIES * MODERN BATHROOM *

Situated on the outskirts of Cleckheaton town centre is this two bedroom terrace property.

The property would make an ideal purchase for FTB/investor and offers 'ready to move into' accommodation.

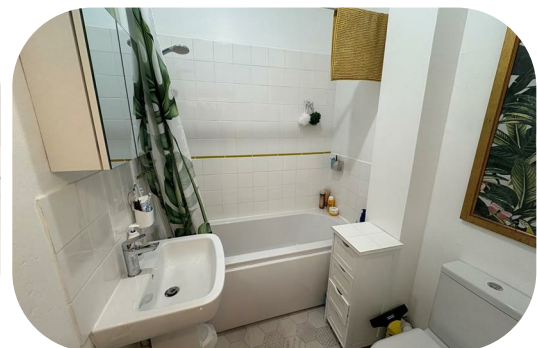
Situated within easy reach of shops, amenities, primary/secondary schools and motorway links.

Benefits from a modern bathroom, gas central heating, double glazing and a yard to the front.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is an enclosed yard to the front.

VIEWING ESSENTIAL!!!



Entrance Vestibule

With radiator.

Open Plan Lounge / Kitchen

14'7" x 14'3" (4.45m x 4.34m)

Lounge Area has a living flame gas fire in fireplace surround, radiator, double glazed window.

Kitchen Area is fitted with base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer.

Cellar

With useful storage.

First Floor

Bedroom One

9'3" x 9' (2.82m x 2.74m)

With radiator and double glazed window.

Bedroom Two

11'3" x 7'8" (3.43m x 2.34m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin and radiator.

Exterior

To the outside there is an enclosed garden to the front.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd/B6120, left onto South Parade and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Kirklees



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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