



Booth Street, £170,000

**** MID TERRACE ** THREE BEDROOMS PLUS OCCASIONAL ROOM ** MODERN KITCHEN **
** IDEAL FOR FTB/YOUNG FAMILY ** WELL PRESENTED THROUGHOUT ** ENCLOSED REAR YARD ****

Are you looking for a property which offers 'ready to move into accommodation'

This fully modernised three bedroom + occasional room mid terrace property would make an ideal purchase for a FTB/Young Family.

Situated on the outskirts of Cleckheaton Town Centre which boasts amenities, shops and excellent motorway links near by. Benefits from a modern fitted kitchen, house bathroom, GCH & DG.

To the outside there is a small enclosed yard to the rear.





Entrance Porch

Tiled floor.

Lounge

13'9" x 12'8" (4.19m" x 3.86m")

Wood burning stove set in chimney breast, tiled hearth and radiator.

Dining Kitchen

13'7" x 12'8" (4.14m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, dish washer and radiator.

Rear Porch / Utility

Plumbing for auto washer and dryer, upvc door leading to rear.

Cellar

Useful storage.

First Floor Landing

Bedroom One

12'9" x 11'0" (3.89m" x 3.35m")

Radiator.

Bedroom Two

10'2" x 6'3" (3.10m" x 1.91m")

Radiator.

Bedroom Three

10'9" x 6'3" (3.28m" x 1.91m")

Radiator.

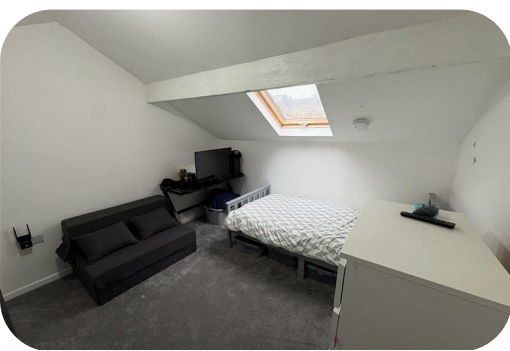
Bathroom

Modern three piece suite comprising panel bath with shower over and screen, vanity sink unit, low flush wc, extractor and radiator.

Occasional Room

8'8" x 6'1" (2.64m" x 1.85m")

Velux window, eaves storage and radiator.





Exterior

Enclosed garden to rear.

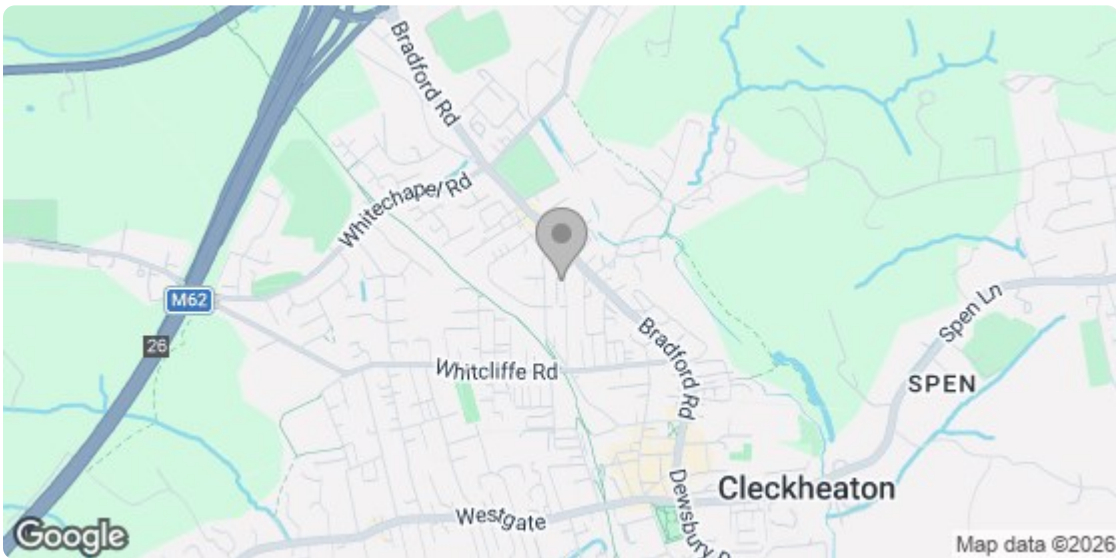
Tenure

FREEHOLD.

Council Tax Band

A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		

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