



## 50 High Street

, Cleckheaton, BD19 3PX

This delightful two-bedroom end terrace cottage is ideally positioned within walking distance of local amenities, including schools, and offers excellent access to motorway networks and public transport links, making Leeds just a short commute away. Full of character throughout, the property boasts far-reaching views to the front and a generously sized, enclosed garden at the rear – perfect for outdoor living and entertaining. Offering an ideal opportunity for first-time buyers or young families, this charming home combines convenience with a home which is ready to move into, yet offering buyers the opportunity to make it their own. Early viewing is highly recommended.

£145,000

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, Cleckheaton, BD19 3PX



- TWO BEDROOM END TERRACE COTTAGE
- WELL PRESENTED THROUGHOUT
- GENEROUS LIVING ACCOMMODATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY LINKS & PUBLIC TRANSPORT LINKS
- LARGER THAN EXPECTED
- ENCLOSED REAR GARDEN

#### Entrance

#### Living Room

15'1" x 15'1" (4.6 x 4.6)

#### Dining Kitchen

18'4" x 8'10" (5.6 x 2.7)

#### Cellar

#### First Floor Landing

#### Bathroom

8'10" x 5'10" (2.7 x 1.8)

#### Bedroom One

15'1" x 9'10" (4.6 x 3)

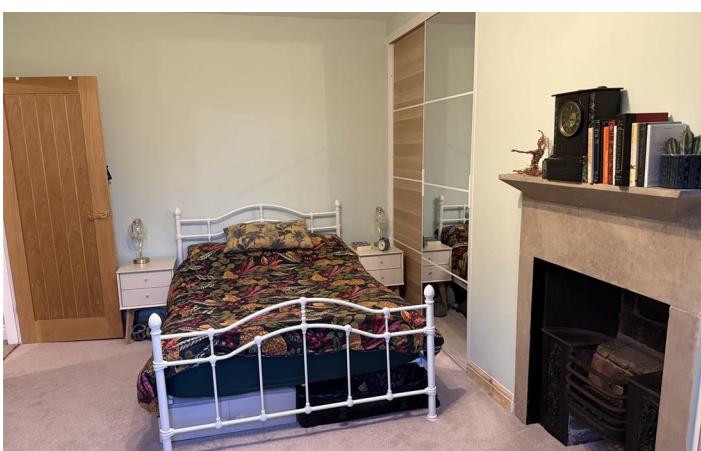
#### Bedroom Two

8'6" x 6'10" (2.6 x 2.1)

#### Garden



#### Directions



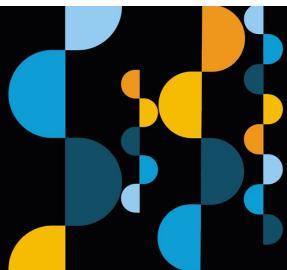
## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	83	(69-80) C	
(55-68) D	61	(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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