



Hill Street, Cleckheaton,

£175,000

- * SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES*
- * CONSERVATORY * CORNER PLOT * GARDENS * AMPLE PARKING *

Situated on this small quiet development within easy access of Cleckheaton Town Centre, is this family sized three bedroom semi detached house.

Within close proximity of amenities, primary/secondary schools and motorway links.

The property benefits from gas central heating, double glazing windows, driveway and garden.

The accommodation briefly comprises reception hall, lounge/diner, kitchen, conservatory, three first floor bedrooms and a house bathroom.

To the outside the property sits on a corner plot with gardens and ample off street parking.



Entrance Vestibule

Lounge / Diner

21'1" x 13'4" (6.43m x 4.06m)

With electric fire in fireplace surround, radiator, double glazed window, patio door.

Kitchen

7'7" x 9'6" (2.31m x 2.90m)

With fitted wall and base units incorporating stainless steel sink unit, radiator, double glazed window and plumbing for auto washer.

Conservatory

10'6" x 6'8" (3.20m x 2.03m)

With French doors.

First Floor

Bedroom One

10'3" x 10'9" (3.12m x 3.28m)

With radiator and double glazed window.

Bedroom Two

10'2" x 10'3" (3.10m x 3.12m)

With radiator and double glazed window.

Bedroom Three

6'7" x 6'1" (2.01m x 1.85m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside the property sits on a corner plot with lawn, patio and ample driveway parking.

Directions

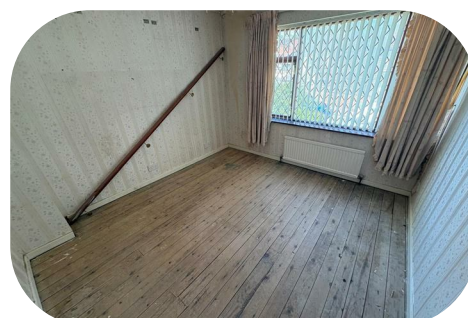
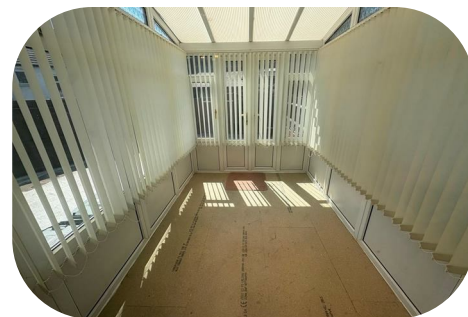
From our office in Cleckheaton town centre head towards Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, left onto Grange Rd, continue onto Hill St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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 plus) A			(92 plus) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk