

local
properties

buy • sell • let



40 Cleckheaton Road Bradford, BD6 1BE

£155,000

Freehold

***** THREE STOREY TERRACE HOUSE - FOUR DOUBLE BEDROOMS - EN SUITE SHOWER ROOM - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, lobby, dining kitchen, cellar, landing, two first floor double bedrooms, bathroom, two second floor double bedrooms (one having en suite shower room). To the outside, there are gardens to the front and rear with on street parking to the front. Situated close to all amenities, the property is ideally located for access to Bradford City Centre and the nearby motorway network. An early viewing of this spacious family home is advised.



• THROUGH TERRACE HOUSE OVER THREE FLOORS • FOUR DOUBLE BEDROOMS • GCH & PVCu DG

ENTRANCE VESTIBULE

Door to front.

LOUNGE

13'9" x 11'1"

Fireplace surround. Coving to ceiling and ceiling rose.

Window to front. Radiator.

LOBBY

Stairs to first floor.

DINING KITCHEN

13'9" x 11'9"

With base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Window and door to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Stairs to loft bedrooms.

BEDROOM ONE

14'1" x 11'1"

Window to front. Radiator.



BEDROOM TWO

9'6" x 9'2"

With walk in wardrobe. Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

LOFT BEDROOM THREE

13'5" x 9'6"

Window to front. Radiator.

EN SUITE SHOWER ROOM

With three piece suite comprising: shower cubicle, pedestal wash hand basin, low flush wc. Heated towel rail.

LOFT BEDROOM FOUR

12'1" x 9'6"

With fitted wardrobes to one wall. Window to rear. Radiator.

EXTERIOR

Enclosed garden to the front. Enclosed patio to the rear with garden shed. On street parking to the front.



- LOUNGE & DINING KITCHEN • FAMILY BATHROOM & EN SUITE SHOWER ROOM • GAREDNS FRONT & REAR • ON STREET PARKING • EPC - E • IDEAL FAMILY HOME • NO CHAIN



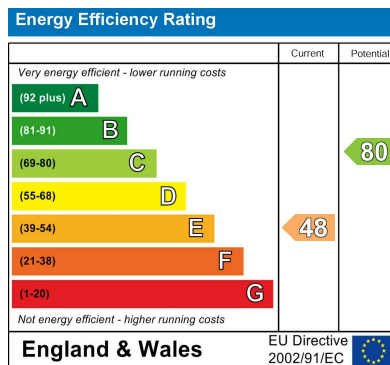
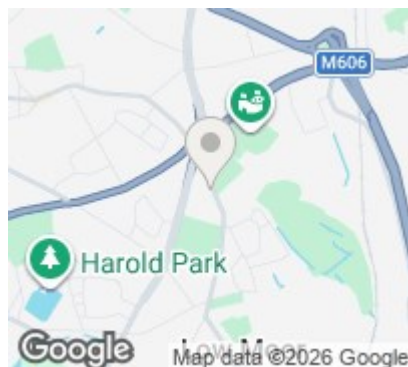




Additional Information

Local Authority - Bradford
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

