



**Clock View Street, Utley,**  
**Reduced To £120,000**

**\*\* THROUGH TERRACE \*\* THREE BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\*  
\*\* IDEAL FOR FTB/INVESTOR \*\* OVER THREE FLOORS \*\* REAR YARD \*\***

A fantastic opportunity for a first time buyer or investor to purchase this stone built through terrace. Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, modern fitted kitchen, basement cellar, one first floor bedroom and modern white house bathroom. On the second floor there are two further bedrooms.

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



## Entrance

## Lounge

13'10" x 15'10" (4.24m x 4.85m )

Radiator.

## Dining Kitchen

13'9" x 7'9" (4.19m" x 2.36m")

Modern white high gloss kitchen having a range of wall and base units incorporating stainless steel sink unit & drainer, electric oven, induction hob, extractor, plumbing for auto washer, radiator and upvc door leading to rear garden.

## Cellar

Useful storage.

## First Floor Landing

Radiator.

## Bedroom One

13'9" x 8'5" (4.19m" x 2.57m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath with shower over & screen, low flush wc, pedestal wash basin and radiator.

## Second Floor Landing

## Bedroom Two

16'8" x 6'1" (5.08m" x 1.85m")

Radiator.

## Bedroom Three

9'6" x 7'3" (2.90m" x 2.21m")

Radiator.

## Exterior

To the rear there is a small decked and patio garden.

## Tenure

FREEHOLD.

## Council Tax Band

A

## Personal Interest

Please note: This property is owned by a member of Sugdens staff.



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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