



Carr Street, Birstall,

£89,950

- * MAISONETTE * TWO DOUBLE BEDROOMS * CLOSE TO AMENITIES *
- * EXCELLENT MOTORWAY LINKS * IDEAL STARTER HOME *

Attention FTBs/Investors/Downsizers!! This two double bedroom maisonette is ideally located within walking distance of Birstall Town Centre which boasts local amenities, shops and excellent motorway links.

Benefits from gas central heating and double glazing.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are communal gardens, hanging space and a useful storage shed.



Hall

With radiator and understairs storage.

Dining Kitchen

10'2" x 10'9" (3.10m x 3.28m)

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

Lounge

16'3" x 11' (4.95m x 3.35m)

With radiator and double glazed window.

First Floor

Bedroom One

16'3" x 10' (4.95m x 3.05m)

With radiator and double glazed window.

Bedroom Two

12'3" x 10'8" (3.73m x 3.25m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there are communal gardens, hanging space and a shed.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, continue to follow A643 for 2.1 miles, turn right onto Bradford Rd, left onto Blackburn Rd, right onto Carr St.

TENURE

LEASEHOLD. 120 years on lease remaining. Ground Rent £10 per annum. Service Charge £160.37 per annum.

Council Tax Band

A / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

