



Neville Street, Marsh Cleckheaton BD19 5BX

welcome to

Neville Street, Marsh Cleckheaton

Guide Price £110,000 - £120,000 ARE YOU READY TO FLY THE NEST AND GET YOU FOOT ON THE PROPERTY LADDER? LOOKING FOR A READY-MADE BUY TO LET INVESTMENT OR READY TO DOWNSIZE? TICKS ALL YOUR BOXES....VIEW TODAY!



Entrance Porch

Upvc door to front and door to lounge.

Lounge

14' 1" x 7' 9" (4.29m x 2.36m)

Double glazed window to front, gas central heating radiator, coving to ceiling, ceiling rose, gas coal effect fire with decorative wood surround, tiled inlay and hearth.

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with mixer tap, gas cooker point, plumbing for washing machine, cooker hood, gas central heating radiator, double glazed window to rear, part double glazed Upvc door to yard area.

Bathroom

Double glazed window to rear, panelled bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below, chrome ladder style gas central heating radiator, WC, spotlights to ceiling, tiled walls and floor where visible.

Inner Lobby

Laminate flooring and stairs to first floor landing.

First Floor Landing

Double glazed window to rear, gas central heating radiator, laminate flooring and doors to first floor accommodation.

Bedroom One

16' 1" x 11' 2" (4.90m x 3.40m)

Two double glazed windows to front, gas central heating radiator, laminate flooring and spotlights to ceiling.

Bedroom Two

11' 5" MAX x 7' 5" MAX (Includes Bulkhead) (3.48m MAX x 2.26m MAX (Includes Bulkhead))

Double glazed window to rear, gas central heating radiator and access to loft space.

Exterior

Small buffer garden to the front, paved enclosed yard area to the rear with brick built storage shed.



view this property online williamhbrown.co.uk/Property/DWS117727



welcome to

Neville Street, Marsh Cleckheaton

- Guide Price £110,000 - £120,000
- Two Bedroom Mid Terrace Property
- 14ft Lounge, Modern G/F Bathroom
- Yard Area To Rear, No Through Road
- Central Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£110,000



view this property online williamhbrown.co.uk/Property/DWS117727



Please note the marker reflects the postcode not the actual property



Property Ref:
DWS117727 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk