



## 1 Preston Buildings

Scholes, Cleckheaton, BD19 6EJ

£625 PCM





This attractive one bedroom stone built cottage packs kerb appeal and is an ideal base for a single occupant or couple looking for a low maintenance home. The house is conveniently located close to local amenities within Scholes and nearby Cleckheaton/Brighouse, also having wider access to the M62 motorway network. Having external patio area, whilst internally benefiting from separate lounge & kitchen, a double bedroom, and house bathroom - all tastefully finished throughout.

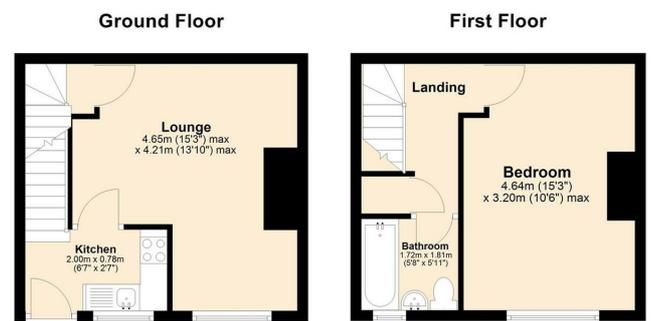
**Accommodation:**

The accommodation occupies an end position and has an enclosed stone flagged yard area to the front. The uPVC door provides access into a convenient kitchenette with gloss fronted base cupboards and wall units, with half tiling. The suite incorporates an integrated electric oven and four plate hob, with space to slide in an under counter refrigerator or freezer. Internal door leads to a generous lounge with ornate fire & surround (fire is capped off and for decoration purposes only) on marble hearth, the room also have a fitted roller blind. Off the lounge is a vaulted storage cellar having power/lighting & plumbing for a washing machine. At first floor level is a double bedroom with hardwood flooring, and window to front elevation giving views into the front patio. A free standing wardrobe is provided. The house bathroom has a three piece white suite to include low flush WC, sink pedestal, and panel bath with over bath mains fed shower and screen. The room is partially tiled.

**Location:**

Scholes, near Cleckheaton in West Yorkshire, is a village location that would suit a single or couple looking for a peaceful place to live while staying well connected. Offering a community feel there are local shops for day-to-day needs, and easy access to Cleckheaton town centre for wider amenities, cafes and pubs. The area is well placed for commuters, with good road links via the M62 to Leeds, Bradford and Huddersfield, plus regular bus services, while nearby green spaces and countryside walks add to its appeal.

Council tax band: A  
 EPC rating: D  
 Deposit: £721



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