Sugdens
Sales & Lettings



Cleckheaton Road, Oakenshaw,

Offers Over £145,000

* TERRACE * THREE BEDROOMS * TWO RECEPTION ROOMS * IDEAL STARTER HOME *
* MODERN KITCHEN * CLOSE TO 'THE GREENWAY', LOW MOOR TRAIN STATION * MOTORWAY LINKS *

This three bedroom terrace property would make an ideal purchase for a FTB/Young Couple and is ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools.

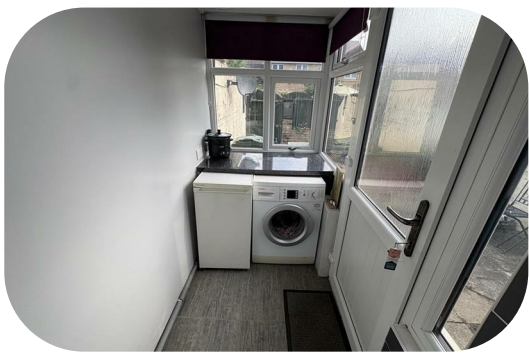
Benefits from a modern fitted kitchen, two reception rooms and rear garden.

The accommodation briefly comprises hallway, lounge, dining room, kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third attic bedroom.

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







Entrance

Hall

Dining Room
10'2" x 14'9" (3.10m x 4.50m)
With a living flame gas fire in fireplace surround, double glazed window with stained glass and winder shutters.

Lounge
12'9" x 13'9" (3.89m x 4.19m)
With a living flame gas fire in fireplace surround, double glazed window and built in wall cupboard.

Kitchen
7'2" x 6'7" (2.18m x 2.01m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hon and extractor hood, integrated fridge.

Cellar
Useful storage.

Rear Porch
With plumbing for auto washer, upvc door to rear.

First Floor

Bedroom One
13'5" x 12'4" (4.09m x 3.76m)
With gas wall heater, double glazed window with window shutters, built in wardrobes.

Bedroom Two
8'1" x 9'8" (2.46m x 2.95m)
With double glazed window.

Bathroom
Three piece suite comprising corner bath, low suite wc, pedestal wash basin, double glazed window.

Attic Bedroom Three
13'7" x 10'7" (4.14m x 3.23m)
With velux window.

Exterior
To the outside there is an enclosed rear yard.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford

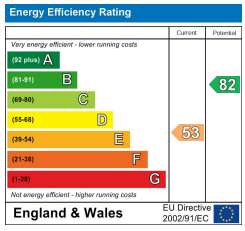


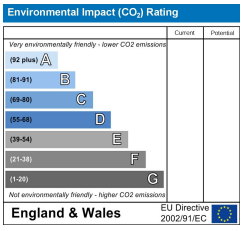












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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