Sugdens
Sales & Lettings



Kilpin Hill Lane, Staincliffe,

£99,950

* FRONT TERRACE * TWO BEDROOMS * MODERNISATION REQUIRED * NO CHAIN *
* FRONT VIEWS * YARD * IDEAL FOR BUILDER/INVESTOR *
Available with no onward chain, is this stone built front terrace.
Would ideally suit a builder/investor and requires some modernisation.
The accommodation is set over three floors, benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, low floor dining kitchen, first floor bathroom and two bedrooms.
To the outside there is a small yard to the front of the property.







Entrance Hall
With radiator.



Ground Floor

Lounge
16'1" x 13'6" (4.90m x 4.11m)
With radiator

Lower Floor

Dining Kitchen
15'8" x 13'4" (4.78m x 4.06m)
With wall and base units incorporating laminated sink unit, gas hob and oven, radiator.



First Floor Landing

Bedroom One
16'2" x 8'5" (4.93m x 2.57m)

Bedroom Two
8'3" x 5'10" (2.51m x 1.78m)
With radiator.



Bathroom
Three piece white suite, radiator.

Exterior
To the outside there is a small yard to the front of the property.

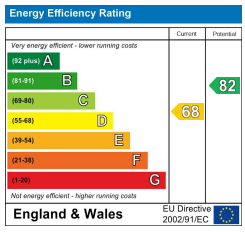
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 2.8 miles, turn right onto Kilpin Hill Ln and the property will be seen displayed via our For Sale board.

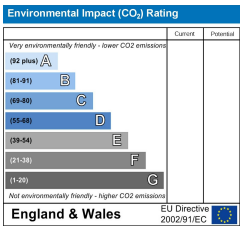


TENURE
FREEHOLD

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.





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