Sugdens
Sales & Lettings



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.



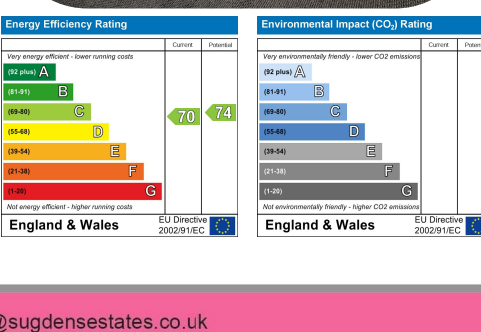
Exterior
To the outside there are communal gardens, hanging space and a shed.

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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