Sugdens
Sales & Lettings



Cutler Heights Lane, Dudley Hill,

£84,950

* STONE TERRACE * TWO BEDROOMS * NO CHAIN * GREAT STARTER HOME *
* NEWLY DECORATED & CARPETED * CLOSE TO SHOPS & AMENITIES *

A fantastic opportunity for either first time buyer or investor to purchase this two bedroom stone built through-by-light terrace.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, fitted kitchen, basement cellar, two first floor bedrooms and house bathroom with white suite.

To the outside there are gardens to both front and rear.







Entrance
With radiator.

Lounge
17'1" max x 14'7" (5.21m max x 4.45m)
With a coal effect gas fire and radiator.

Kitchen
9'1" x 4'8" (2.77m x 1.42m)
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

Cellar

First Floor Landing

Bedroom One
13'7" x 10'6" (4.14m x 3.20m)
With radiator.

Bedroom Two
10'3" x 6'2" (3.12m x 1.88m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and radiator.

Exterior
To the outside there is a garden.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, follow M606 and A6177 to Cutler Heights Ln in Bradford, merge onto M606, use any lane to turn right onto Chase Way/A6177, at Staithgate roundabout take the 1st exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln/A6177, turn right onto Cutler Heights Ln and the property will shortly be seen displayed via our For Sale board.

TENURE
Leasehold, details to be confirmed.

Council Tax Band
A

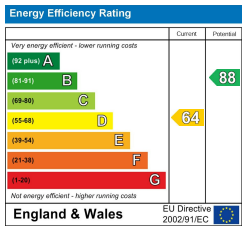


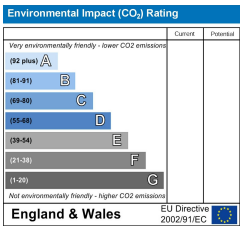






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease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