



Ings Road, Littletown,

£165,000

*** NEW INSTRUCTION – CALL SUGDENS TO ARRANGE YOUR VIEWING ***

An excellent opportunity to purchase this well presented three bedroom end terrace property, ideally suited to a wide range of buyers including first-time buyers, young families and downsizers.

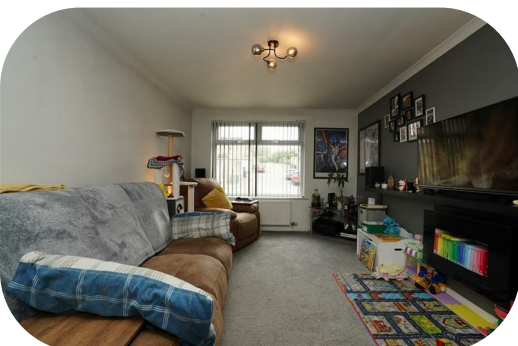
Offering ready-to-move-into accommodation throughout, the property provides spacious and versatile living space in a convenient residential location. The accommodation briefly comprises entrance hall, spacious living room, modern fitted kitchen, conservatory, three good-sized bedrooms and a family bathroom.

Externally, there is a low-maintenance rear yard, perfect for those seeking easy upkeep.

Conveniently situated within easy reach of Cleckheaton Town Centre, the property enjoys access to a wide range of amenities, shops, and both primary and secondary schools, together with excellent motorway links for commuters.

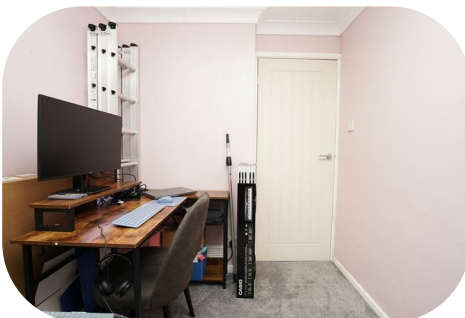
Viewing is highly recommended to fully appreciate the accommodation on offer.

Early viewing is advised to avoid disappointment. Independent mortgage advice is available if required. We look forward to hearing from you.



Council Tax Band
A / Kirklees

TENURE
FREEHOLD



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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