



Farfield Street, Cleckheaton,
Offers In The Region Of £80,000

**** END TERRACE ** ONE BEDROOM ** MODERNISATION REQUIRED ** CASH BUYERS ONLY ****
*** GARDEN * AMPLE PARKING * CLOSE TO AMENITIES & TRANSPORT LINKS ***

Excellent opportunity for a number of buyers to purchase this one bedroom end terrace property which offers lots of potential.

Requires modernisation throughout and has the potential to convert into a two bedroom property.

Boasts ample parking to the side and a garden to the rear.

Within easy access of Cleckheaton Town Centre which offers amenities and shops and excellent Motorway links.

VIEWING ESSENTIAL! Cash buyers only.



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Open Plan Lounge / Kitchen

15'10" x 14'4" (4.83m x 4.37m)
 Kitchen area has fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker point.
 The lounge area has a living flame gas fire.

Cellar

Useful storage space.

First Floor Landing

Bedroom

13'5" x 9'3" (4.09m x 2.82m)
 With electric storage heater.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

To the outside there is a paved yard to the rear with large outhouse, together with ample parking to side.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.4 miles turn right onto Farfield St and the property will shortly be seen displayed via our For Sale board.

Please note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	31		

Energy Efficiency Rating: 87 (Current), 31 (Potential). Scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC
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8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

