

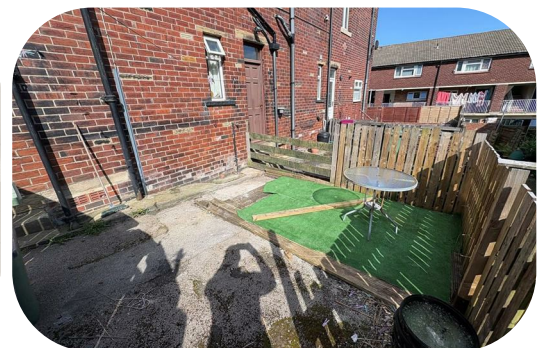


## Caroline Street, Cleckheaton, Offers In Excess Of £90,000

\* INNER TERRACE \* ONE BEDROOM \* CLOSE TO AMENITIES \*  
\* REQUIRES SOME MODERNISATION \* GARDEN \*

This one bedroom inner terrace would make an ideal purchase for a number of buyers. Ideally located within walking distance of Cleckheaton town centre which boasts amenities, shops, cafes and restaurants. The property benefits from gas central heating, double glazing and a garden to the rear.

Requires some modernisation throughout.  
Briefly comprising entrance vestibule, lounge, kitchen, cellar, first floor bedroom and house bathroom.  
To the outside there is a garden to the rear.



## Entrance Vestibule

## Lounge

14'8" x 14'8" (4.47m x 4.47m)

With a living flame gas fire in fireplace surround, radiator and double glazed window. An external door provides access to the garden to the rear.

## Kitchen

5'6" x 5'5" (1.68m x 1.65m)

Having a range of fitted wall and base units incorporating stainless steel sink unit, cooker point, plumbing for auto washer, double glazed window.

## Cellar

Useful storage.

## First Floor

With radiator and double glazed window.

## Bedroom One

14'7" x 11'5" (4.45m x 3.48m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a garden to the rear.

## Directions

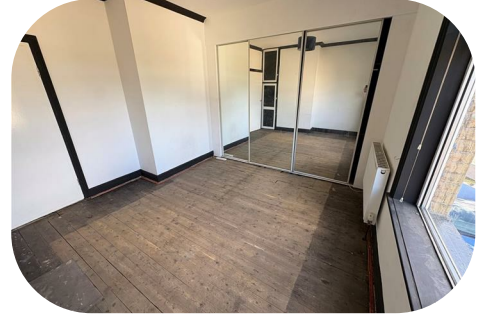
From our office in Cleckheaton town centre head towards Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, turn right onto Carver St, right onto Caroline St and the property will be seen displayed via our For Sale board.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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