Sugdens
Sales & Lettings

Cutler Heights Lane,

£109,950

* TERRACE * TWO DOUBLE BEDROOMS * DECEPTIVELY SPACIOUS *
* CLOSE TO AMENITIES & TRANSPORT LINKS * GARDENS * PERMIT PARKING *
A fantastic opportunity for a number of buyers to purchase this two double bedroom terrace property.
Offering deceptively spacious accommodation and within easy reach of amenities, shops and motorway links.
Benefits from a dining kitchen, gas central heating and upvc double glazing.
Briefly comprises entrance vestibule, lounge, fitted kitchen, cellar, two first floor bedrooms and house bathroom.
To the outside there are gardens to both front and small access to the rear. The property also boasts permit parking to the front.

Entrance Vestibule
With radiator.

Lounge
15'5" x 13'7" (4.70m x 4.14m)
With electric fire in fireplace, radiator and double glazed window.

Dining Kitchen
13'5" x 10'3" (4.09m x 3.12m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, double glazed window, living flame gas fire in fireplace surround, pantry, upvc door to rear.

Cellar
Useful storage.

First Floor

Bedroom One
15'5" x 13'7" (4.70m x 4.14m)
With radiator, double glazed window and feature fireplace.

Bedroom Two
10' x 11'3" (3.05m x 3.43m)
With radiator, double glazed window, built in storage cupboard.

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

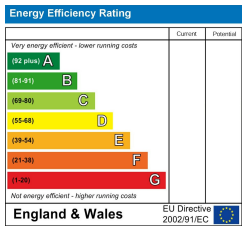
Exterior
To the outside there is a garden to the front with area to the rear, together with permit parking to the front.

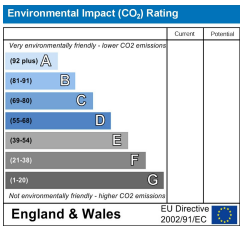
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, continue onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate roundabout take the 4th exit onto Rooley Ln, at the roundabout take the 2nd exit and stay on Rooley Ln, at the roundabout take the 2nd exit onto Sticker Lane, right onto Cutler Heights Ln and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford

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.





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