



Chamberlain House, Ned Lane, Tyersal,

£75,000

*** THIRD FLOOR APARTMENT * TWO BEDROOMS * IDEAL STARTER HOME/INVESTMENT *
* MODERN BATHROOM * COMMUNAL GARDENS * ALLOCATED PARKING ***

Looking for your first home or investment property? This could be the one for you!!!

This purpose built two bedroom third floor apartment offers easy to maintain accommodation and benefits from gas central heating and upvc double glazing.

Briefly comprises communal entrance, reception hall, lounge, fitted kitchen, two bedrooms and a modern bathroom with white suite.

To the outside there are communal gardens and allocated parking.



Communal Entrance

Hall

With radiator.

Lounge

16'2" x 11'4" (4.93m x 3.45m)

With bay window and radiator.



Kitchen

7'7" x 9'4" (2.31m x 2.84m)

With wall and base units incorporating laminated sink unit, gas hob, electric oven, tiled walls and radiator.



Bathroom

Modern white three piece suite, tiled walls.

Bedroom One

9'9" x 11'5" (2.97m x 3.48m)

With radiator.



Bedroom Two

9'5" x 8'3" (2.87m x 2.51m)

With radiator.



Exterior

To the outside there are communal gardens and allocated parking.

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 Ln, right onto Cutler Heights Ln, right onto Tyersal Ln, continue onto Ned Ln and Chamberlain House will be seen.



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	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(A2 plus)	A
(81-91)	B	(B2 plus)	B
(69-80)	C	(C2 plus)	C
(55-68)	D	(D2 plus)	D
(39-54)	E	(E2 plus)	E
(21-38)	F	(F2 plus)	F
(11-20)	G	(G2 plus)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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