



Toftshaw Lane, East Bierley,

£155,000

* TERRACE COTTAGE * TWO BEDROOMS * POPULAR LOCATION * IDEAL FOR DOWNSIZING *
* GARDEN * OFF-STREET PARKING * NO ONWARD CHAIN *

Conveniently located in the sought after semi rural village location of East Bierley is this two bedroom cottage property.

The property would make an ideal purchase for a number of buyers, particularly anybody downsizing!!

Benefits from a dining kitchen, gas central heating and double glazing.

The accommodation briefly comprises lounge, dining kitchen, two bedrooms, house bathroom and an occasional loft room.

To the outside there is a low maintenance garden to the rear with a off street parking to the front.



Lounge

14'11" x 14' (4.55m x 4.27m)

With radiator and double glazed window.

Dining Kitchen

20'10" x 6'1" (6.35m x 1.85m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback and floor, oven, hob and extractor hood, integrated microwave, radiator and double glazed window.

Bedroom One

11'6" x 10'1" (3.51m x 3.07m)

With radiator and French doors.

Bedroom Two

9'8" x 5'9" (2.95m x 1.75m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, vanity sink unit, low suite wc, towel radiator and double glazed window.

Loft

18'2" max x 9'11" max (5.54m max x 3.02m max)

Accessed via a pull down ladder. With radiator and velux window.

Exterior

To the outside there is a low maintenance garden to the rear and off-road parking to the front.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Hunsworth Ln, take the sharp left onto South View Rd, continue onto Raikes Ln, left onto Toftshaw Ln, turn left to stay on Toftshaw Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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