Sugdens
Sales & Lettings



South Parade, Cleckheaton,

Offers In Excess Of £90,000

* REAR TERRACE * TWO BEDROOMS * WELL PRESENTED * IDEAL STARTER HOME *
* MODERN KITCHEN & SHOWER ROOM * GARDEN * CLOSE TO AMENITIES *
This well presented two bedroom rear terrace property would make an ideal purchase for a FTB/Investor/Young Family.
Having a modern fitted kitchen, shower room and garden.
Situated on the outskirts of Cleckheaton Town Centre which boasts amenities, shops, local schools and excellent motorway links.
Benefits from gas central heating, double glazing and briefly comprises entrance porch, vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a shower room.
VIEWING ESSENTIAL!!







Entrance Porch
With double glazed window.

Vestibule
With radiator.

Open Plan Lounge/Kitchen
20'6" x 15'11" (6.25m x 4.85m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor fan, plumbing for auto washer, breakfast bar.
Lounge Area has a radiator and double glazed window.



Cellar
Useful storage.

First Floor

Bedroom One
9'11" x 10'2" (3.02m x 3.10m)
With radiator and double glazed window.



Bedroom Two
11'2" x 7'4" (3.40m x 2.24m)
With radiator and double glazed window.



Shower Room
Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator and extractor fan.

Exterior
To the outside there is a garden.



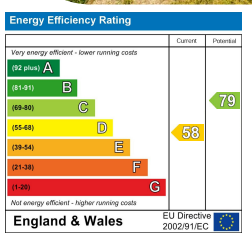
Directions
From our office in Cleckheaton town centre proceed toward Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd/B6120, left onto South Parade.

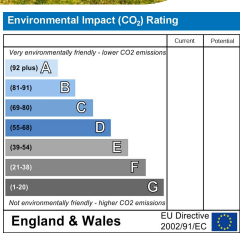
Tenure
Freehold

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.





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