



## Booth Street, £170,000

**\*\* MID TERRACE \*\* THREE BEDROOMS PLUS OCCASIONAL ROOM \*\* MODERN KITCHEN \*\*  
\*\* IDEAL FOR FTB/YOUNG FAMILY \*\* WELL PRESENTED THROUGHOUT \*\* ENCLOSED REAR YARD \*\***

Are you looking for a property which offers 'ready to move into accommodation'

This fully modernised three bedroom + occasional room mid terrace property would make an ideal purchase for a FTB/Young Family.

Situated on the outskirts of Cleckheaton Town Centre which boasts amenities, shops and excellent motorway links near by. Benefits from a modern fitted kitchen, house bathroom, GCH & DG.

To the outside there is a small enclosed yard to the rear.





### Entrance Porch

Tiled floor.

### Lounge

13'9" x 12'8" (4.19m" x 3.86m")

Wood burning stove set in chimney breast, tiled hearth and radiator.

### Dining Kitchen

13'7" x 12'8" (4.14m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, dish washer and radiator.

### Rear Porch / Utility

Plumbing for auto washer and dryer, upvc door leading to rear.

### Cellar

Useful storage.

### First Floor Landing

#### Bedroom One

12'9" x 11'0" (3.89m" x 3.35m")

Radiator.

#### Bedroom Two

10'2" x 6'3" (3.10m" x 1.91m")

Radiator.

#### Bedroom Three

10'9" x 6'3" (3.28m" x 1.91m")

Radiator.

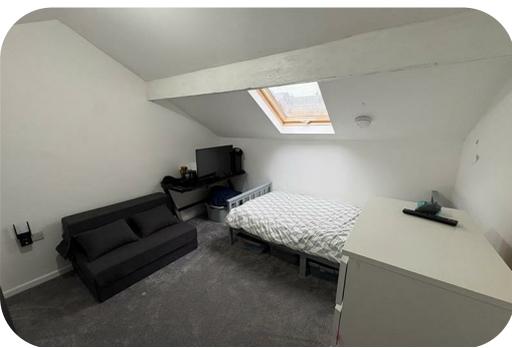
### Bathroom

Modern three piece suite comprising panel bath with shower over and screen, vanity sink unit, low flush wc, extractor and radiator.

### Occasional Room

8'8" x 6'1" (2.64m" x 1.85m" )

Velux window, eaves storage and radiator.





**Exterior**

Enclosed garden to rear.

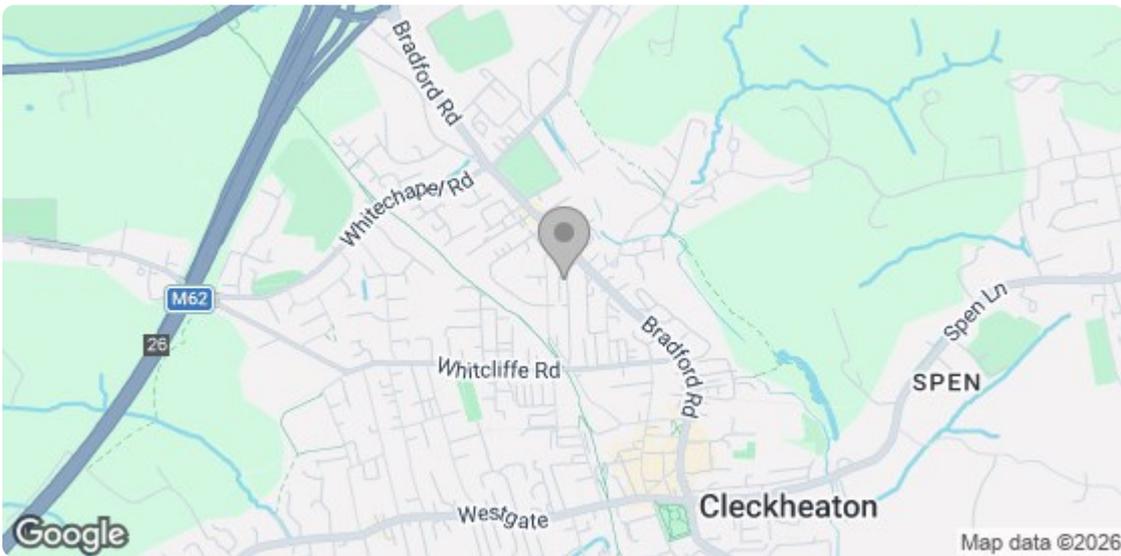
**Tenure**

FREEHOLD.

**Council Tax Band**

A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
Environmental Impact (CO <sub>2</sub> ) Rating		2002/91/EC	

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