



**Second Avenue,
Reduced To £135,000**

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * POPULAR LOCATION *
* CLOSE TO AMENITIES * SPACIOUS CORNER PLOT *

ATTENTION ANYBODY DOWNSIZING!! This two bedroom semi detached bungalow offers would make an ideal purchase for a number of buyers, in particular anybody downsizing.

Situated on this popular residential development within easy reach of amenities, shops and bus routes.

The property benefits from a spacious garden corner plot, gas central heating and double glazing.

Briefly comprising lounge, kitchen, two bedrooms and a house bathroom.

To the outside there is a low maintenance garden to the outside.



Lounge

13'4" x 10'9" (4.06m x 3.28m)

With living flame gas fire, radiator and double glazed window.

Kitchen

8'9" x 10'7" (2.67m x 3.23m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, radiator, double glazed window, door to rear.

Inner Hall

Bedroom One

10'4" x 10'8" (3.15m x 3.25m)

With radiator and double glazed window.

Bedroom Two

8'9" x 7'8" (2.67m x 2.34m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there are good sized gardens to front and rear.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn left onto Hightown Rd, right onto Halifax Rd/A649, turn left onto First Ave, First Ave turns right and becomes Second Ave where the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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
(92-100) A			(92-100) 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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