



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

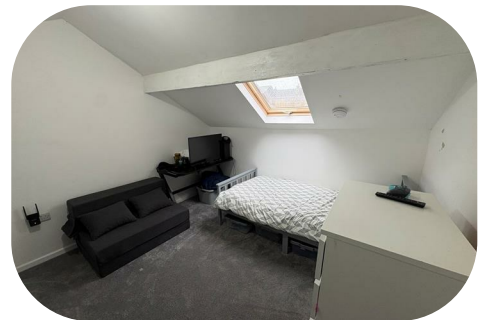
Enclosed garden to rear.

Tenure

FREEHOLD.

Council Tax Band

A



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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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