



## St. Marks Place, Low Moor

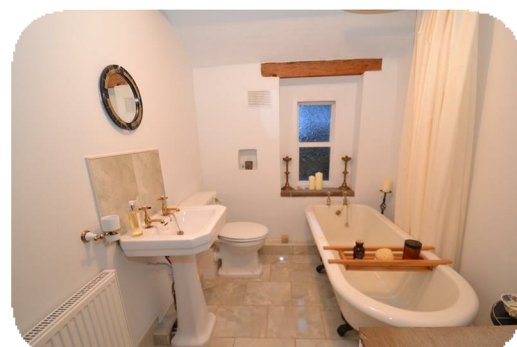
**£165,000**

\* GRADE II LISTED COTTAGE \* THREE BEDROOMS \* BACKWATER LOCATION \* READY TO MOVE INTO \*  
\* CLOSE TO AMENITIES, TRAIN STATION & MOTORWAY LINKS \* PLEASANT VIEWS \*

Tucked away on this backwater location in the sought after area of Low Moor is this charming three bedroom Grade II Listed Cottage.

Offering many original features throughout and having been modernised over the years by the present owners to offer 'ready to move into' accommodation.

The property is conveniently located within close proximity to Low Moor train station and excellent motorway links. Benefits from gas central heating, double glazing, exposed stonework and pleasant views over looking St Mark's Church. To the outside there is a lawned and patio garden to the rear.







### Entrance Vestibule

With tiled floor and radiator.

### Lounge/Diner

19'5" x 16' (5.92m x 4.88m)

Having a wood burning stove set in chimney breast, stone hearth, wood flooring, two radiators, ceiling beams, exposed stone work, understairs storage.

### Kitchen

4'6" x 8'5" (1.37m x 2.57m)

Fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor fan, plumbing for auto washer, tiled splashback and floor, door to rear.

### First Floor

With radiator, ceiling beams and storage cupboard.

### Bedroom Two

8'11" x 7'3" (2.72m x 2.21m)

With radiator and double glazed window.

### Bedroom One

13'2" x 10'11" (4.01m x 3.33m)

With built in wardrobe, feature fireplace, ceiling beams, radiator and double glazed window.

### Bedroom Three

8'7" x 9'2" (2.62m x 2.79m)

With radiator and double glazed window.

### Bathroom

Comprising roll top bath with rain shower over, low suite wc, pedestal wash basin, tiled floor, radiator and double glazed window.

### Exterior

To the outside there is a well stocked lawned garden to the rear with patio - enjoying views overlooking St Marks church.





### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto New Works Rd, proceed through the roundabout, turn left onto Huddersfield Rd/A641, turn right onto St Mark's Ave and St Marks Place will be seen where the property is displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



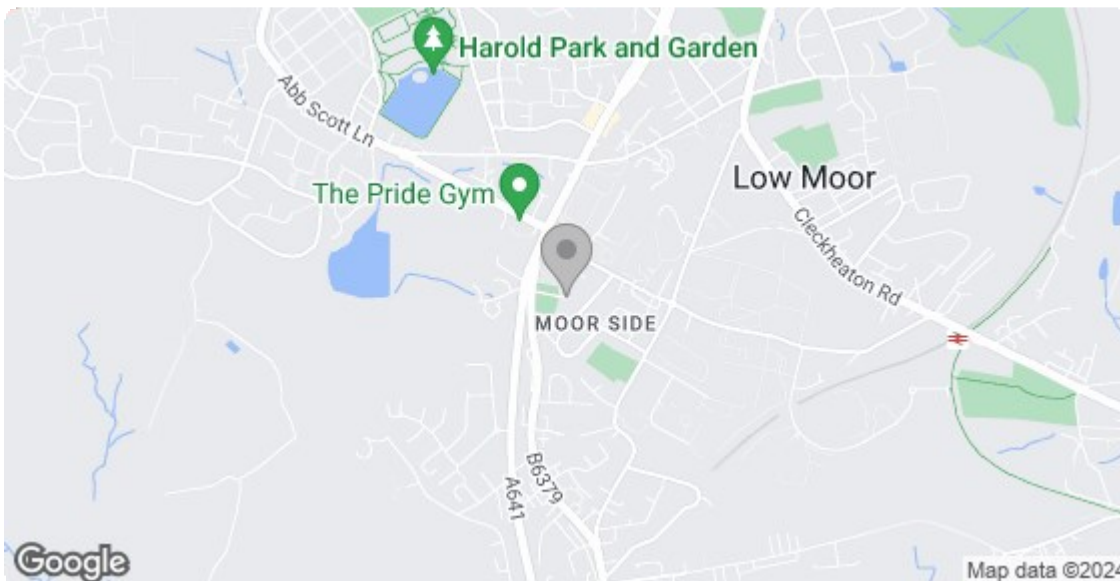


# St. Marks Place, BD12

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1024475)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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