



Whitcliffe Road,

£239,950

**** MID TERRACE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ****

**** MODERN KITCHEN & BATHROOM ** SOUGHT AFTER LOCATION ** GARDENS & PARKING ****

Ideally located on the outskirts of Cleckheaton Town Centre is this three bedroom mid terrace property.

Retaining many original character features along with a cream fitted kitchen and modern house bathroom.

The property would appeal to a young/growing family and is within easy reach of amenities, shops, first and secondary schools and excellent motorway links.

The accommodation briefly comprise of a entrance porch, hallway, lounge, dining room, kitchen and a conservatory. There are three first floor bedrooms a and a house bathroom.

To the outside there is a garden to front and patio to rear with off street parking.



Entrance Porch

Hallway

Under stairs storage, radiator.

Lounge

16'1" x 12'5" (4.90m" x 3.78m")

Coal effect gas fire with feature fireplace surround, radiator.

Dining Room / Sitting Room

14'5" x 12'5" (4.39m" x 3.78m")

Coal effect gas fire with feature fireplace surround, built in cupboards in alcove and radiator.

Kitchen

14'9" x 5'7" (4.50m" x 1.70m")

Fitted wall and base units incorporating stainless steel sink unit, utility room with plumbing for automatic washer. and radiator. Leading to conservatory.

Conservatory

8'6" x 7'3" (2.59m" x 2.21m")

Radiator and upvc door leading to rear.

First Floor Landing

Bedroom One

10'4" x 14'4" (3.15m" x 4.37m")

Built in wardrobes and radiator.

Bedroom Two

13'9" x 10'4" (4.19m" x 3.15m")

Built in wardrobes and shelves, radiator.

Bedroom Three

7'9" x 9'7" (2.36m" x 2.92m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, useful storage cupboard and radiator.

Exterior

Low maintenance garden to front with patio garden and parking & outhouse to rear

Council Tax Band

B

TENURE

FREEHOLD

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120 and the property will be seen displayed via our For Sale board.



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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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