



Tanner Street, Hightown,

£115,000

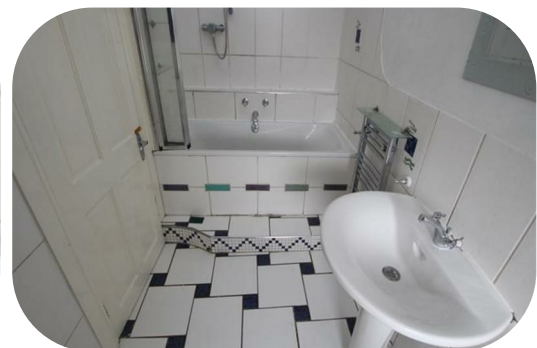
- * STONE COTTAGE * TWO BEDROOMS * NO CHAIN * CHARACTERFUL *
- * POPULAR LOCATION * FOUR PIECE BATHROOM * SHARED GARDEN *

A fantastic for either a first time buyer, investor or someone downsizing, to purchase this delightful two bedroom back to back cottage.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, fitted kitchen, basement cellar, two first floor bedrooms and a house bathroom.

To the outside there is a shared garden.



Entrance

Lounge

13'7" x 13'6" (4.14m x 4.11m)

With a cast iron fire in feature fireplace surround, exposed polished wood floorboards, corniced ceiling, radiator.

Kitchen

19' x 5'11" max (5.79m x 1.80m max)

Having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, solid wood breakfast bar, part tiled walls and radiator.

Cellars

First Floor Landing

Bedroom One

17'11" x 9'11" (5.46m x 3.02m)

With a cast iron feature fireplace, radiator.

Bedroom Two

8' x 7'7" (2.44m x 2.31m)

With radiator.

Bathroom

Four piece white suite comprising bath, low suite wc, bidet and sink unit.

Loft

Accessed via a pull down ladder.

Exterior

To the outside there is a shared garden area.

Directions

From our Cleckheaton office proceed right onto Bradford Rd/A638, continue to follow A638, turn right onto Parkside/A643, continue to follow A643, turn left onto New Ln, turn left onto Halifax Rd/A649, turn right onto Windy Bank Ln/B6119, left onto Tanner St and the property will 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 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		
(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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