



## Clarence Street, Cleckheaton,

**£162,500**

\* END TERRACE \* TWO BEDROOMS \* IDEAL STARTER HOME \* GARDEN \* DRIVE \*  
\* MODERN KITCHEN & BATHROOM \* CLOSE TO AMENITIES & TRANSPORT LINKS \*

Excellent opportunity for a FTB/Young Couple/Family to purchase this two bedroom end terrace property. The well presented property is within walking distance of Cleckheaton Town Centre amenities, local schools, shops and motorway links.

Benefits from modern fitted kitchen, house bathroom, gas central heating, double glazing, driveway and garden to rear. Briefly comprises entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio garden, together with a driveway providing off street parking.



## Entrance Vestibule

### Lounge

14'3" x 9'5" (4.34m x 2.87m)

With feature wall panelling, radiator, double glazed window, understairs storage.

### Dining Kitchen

12'9" x 6'9" (3.89m x 2.06m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

## First Floor

### Bedroom One

10'3" x 9'8" (3.12m x 2.95m)

With modern sliding door wardrobes, radiator and double glazed window.

### Bedroom Two

11'3" x 6'5" (3.43m x 1.96m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath with thermostatic shower and screen over, vanity sink unit, low suite wc, radiator and double glazed window.

### Exterior

To the outside there is a garden to the rear, together with a driveway providing off-road parking.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn left onto Scott Ln, turn left onto Prospect Rd, left to stay on Prospect Rd, Prospect Rd turns right and becomes Tofts Rd, turn right onto Westgate/A643, turn left onto Clarence St and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / Kirklees



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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