



Mount Gardens, Cleckheaton,

£159,950

*** SEMI DETACHED BUNGALOW * TWO BEDROOMS * POPULAR LOCATION *
* GARDEN * DRIVE * GARAGE ***

We are pleased to offer for sale this two bedroom semi detached bungalow which is ideally located on the outskirts of Cleckheaton Town Centre.

The property would make an ideal purchase for anybody downsizing.

Benefits from double glazing, gas central heating, gardens and a garage.

Briefly comprising entrance hallway, lounge, kitchen, two bedrooms and a bathroom.

To the outside there is a garden to the outside with a driveway leading to a single garage.



Entrance Hall

Lounge

15'4" x 11' (4.67m x 3.35m)

With living flame gas fire, radiator and double glazed window.

Kitchen

10'2" x 8' (3.10m x 2.44m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer and double glazed window.

Bedroom One

11'5" x 9'1" (3.48m x 2.77m)

With radiator and double glazed window.

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

With radiator, French doors to rear.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Loft / Occasional Room

Accessed via a pull down ladder. With double glazed window.

Exterior

To the outside there are gardens to both front and rear, driveway and garage.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Serpentine Rd, continue onto Mount St, turn left onto Mount Gardens and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(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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