Sugdens
Sales & Lettings

Kirklands, Church Street

£375,000

* VICTORIAN TERRACE * FOUR BEDROOMS * TWO RECEPTION ROOMS * CHARACTER *
* CLOSE TO AMENITIES/TRANSPORT LINKS * GARDEN * DOUBLE GARAGE *
* BAGS OF POTENTIAL!! *

Undoubtedly one of the finest properties in the locality.

Tucked away in this quiet location yet within walking distance of amenities, shops, schools and excellent motorway links, is this stone built four bedroom Victorian Terrace.

Offers bags of potential and would make a superb family home.

Benefits from two reception rooms, ample character features, gas central heating and double glazing. To the outside there is a large garden to the side which offers potential to extend (subject to planning), a shared driveway leads to a double garage.

Entrance Hall
With coving to ceiling and radiator.

Lounge
14'9" x 15' (4.50m x 4.57m)
With a living flame gas fire in fireplace surround, radiator, coving to ceiling, French doors to garden.

Dining Room
14'9" x 15' (4.50m x 4.57m)
Having a built in wall cabinet, wall heater.

Dining Kitchen
12'3" x 14' (3.73m x 4.27m)
Having a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor, integrated fridge, plumbing for auto washer, double glazed window.

Cellar
14'6" x 10' (4.42m x 3.05m)
Useful storage.

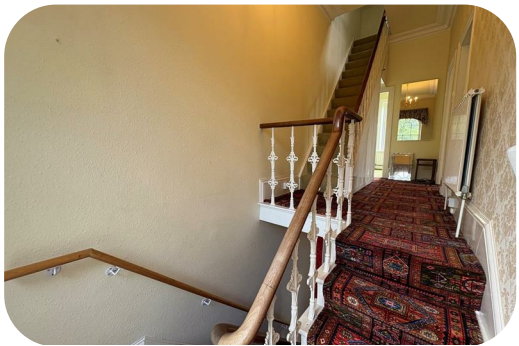
First Floor
With a feature arched window, radiator and understairs storage.

Bedroom One
15'1" x 15' (4.60m x 4.57m)
With radiator, double glazed window, built in wardrobe, views.

Bedroom Two
14'8" x 10'5" (4.47m x 3.18m)
With wash basin, radiator and double glazed window.

Bedroom Four
9'9" x 5'8" (2.97m x 1.73m)
With radiator and double glazed window.

Bathroom
Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, useful storage.



Second Floor

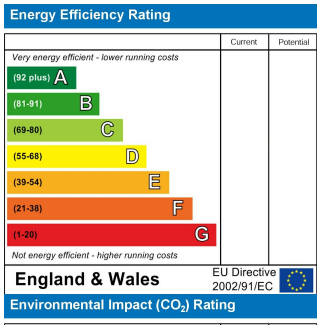
Attic Bedroom Three
21'3" x 13'3" (6.48m x 4.04m)
With velux window and double glazed window.

Exterior
To the outside there are well stocked lawned and patio gardens with shared driveway leading to a double garage.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto Church St and Kirklands will be found where the property is displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
D / Kirklees



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