



## Summerbridge Close, Carlinghow,

**£150,000**

19 Summerbridge Close, Carlinghow, Batley WF15 8ET

We are acting in the sale of the above property and have received an offer of £160,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place  
The Energy Performance Certificate Rating is C

\* DETACHED \* THREE BEDROOMS \* REQUIRES MODERNISATION \*  
\* CLOSE TO AMENITIES \* GARDENS \* PARKING \*

Three bedroom detached property in need of modernisation.

Situated in a popular location and within walking distance of amenities, shops, schools and excellent motorway links.  
Briefly comprises of entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.  
To the outside there are gardens and a driveway providing off street parking.



## Entrance

### Dining Kitchen

14'11" x 11'5" (4.55m x 3.48m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window, upvc door to side, under stairs storage.



### Lounge

14'7" x 11'1" (4.45m x 3.38m)

With fireplace surround and two double glazed windows.



### First Floor

With double glazed window and loft access.

### Bedroom One

14'2" x 8'2" (4.32m x 2.49m)

With two double glazed windows.

### Bedroom Two

11'2" x 8'5" (3.40m x 2.57m)

With double glazed window.

### Bedroom Three

7'11" x 6'3" (2.41m x 1.91m)

With double glazed window.

### Bathroom

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

### Exterior

To the outside there are gardens and driveway.

### Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, continue straight onto Church Ln/A643, turn right onto Muffit Ln/B6122, turn left onto Carlinghow Ln, turn left onto Ealand Rd, turn left onto Summerbridge Cl 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		