



Leeds Road, Birstall,

£119,950

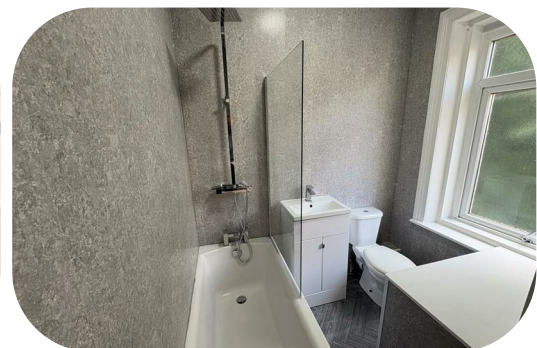
* TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES * MODERNISED *
* REAR GARDEN * EXCELLENT MOTORWAY LINKS *

Situated on the outskirts of Birstall Town Centre, is this well presented two bedroom terrace property.

Conveniently located with access to amenities, shops, local schools and excellent motorway links.

Having been modernised by the present owners to offer 'ready to move into' accommodation, the property would appeal to a FTB/investor.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and bathroom.
To the outside there is garden to the rear.



Entrance Vestibule

Lounge

11'9" x 10'7" (3.58m x 3.23m)
With electric fire, radiator and double glazed window.

Kitchen

12'4" x 7' (3.76m x 2.13m)
Modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator.

Cellar

Useful storage. Access to rear garden.

First Floor

Bedroom One

14' x 7'6" (4.27m x 2.29m)
With radiator, double glazed window and hanging space.

Bedroom Two

10'9" x 6'1" (3.28m x 1.85m)
With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a garden to the rear.

Directions

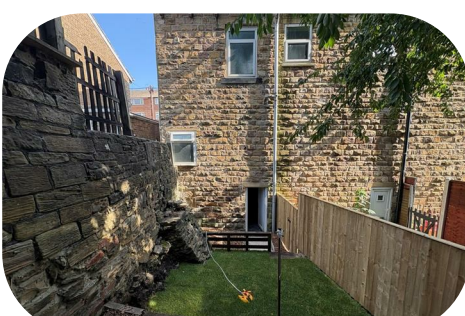
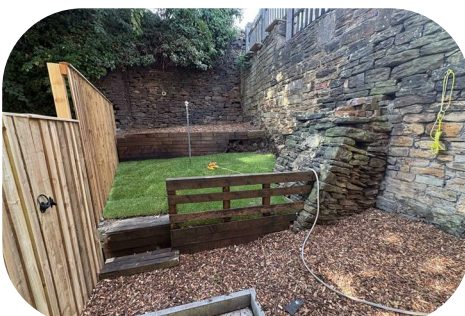
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, continue to follow A643 for 2.1 miles, left onto Bradford Rd, right onto Kirkgate, take the slight right onto Low Ln, continue to follow A643 and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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 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		

