

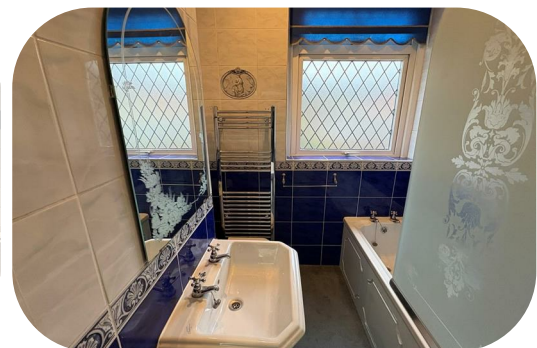
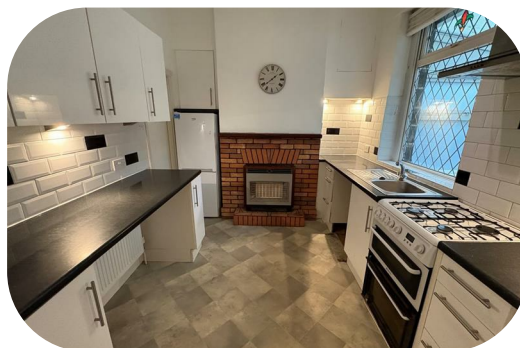


Carlinghow Lane, £119,950

* TERRACE * TWO BEDROOMS * READY TO MOVE INTO * CLOSE TO AMENITIES *
* CONSERVATORY * GARDEN * PARKING *

This two bedroom terrace property is ideally located for amenities, shops, local schools and offers 'ready to move into' accommodation.

The property would make an ideal purchase for a number of buyers and benefits from gas central heating and double glazing. The accommodation briefly comprises lounge, kitchen, conservatory, cellar, two first floor bedrooms and a house bathroom. To the outside there are gardens to front & rear, with off street parking to the rear as well.



Lounge

13'3" x 13'7" (4.04m x 4.14m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Kitchen

12'8" x 8'9" (3.86m x 2.67m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker, extractor hood, plumbing for auto washer, double glazed window and gas fire.

Conservatory

10'4" x 5'8" (3.15m x 1.73m)

With door to rear.

Cellar

Useful storage.

First Floor

Bedroom One

13'3" x 14'2" (4.04m x 4.32m)

With sliding door wardrobe, radiator and double glazed window.

Bedroom Two

11'9" x 6'3" (3.58m x 1.91m)

With radiator, built in storage and double glazed window.

Bathroom

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

Exterior

To the outside there are gardens to front & rear, with off street parking to the rear as well.

Directions

From our office in Clckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, after 1.3 miles continue straight onto Church Ln, right onto Muffit Ln, left onto Carlinghow Ln and the property will 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

