



**Cardigan Close, Soothill,**

**£70,000**

**\* SECOND FLOOR FLAT \* TWO BEDROOMS \* CLOSE TO AMENITIES \***

**\* WELL PRESENTED \* IDEAL FTB/INVESTOR/DOWNSIZER \***

Attention FTBs/Investors/Downsizers!! This two bedroom second floor flat is ideally situated on the outskirts of Batley town centre which boasts local amenities, shops, train station and excellent motorway links.

Benefits from gas central heating and double glazing.

The well presented home briefly comprises communal entrance, entrance hall, lounge, kitchen, two bedrooms and bathroom.

To the outside there is hanging space and a useful storage shed.



## Entrance Hall

With radiator and useful storage.

## Lounge

15'5" x 11'2" (4.70m x 3.40m)

With wood flooring, radiator and double glazed window.

## Kitchen

12' x 9'2" (3.66m x 2.79m)

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

## Bedroom One

12'2" x 10'9" max (3.71m x 3.28m max)

With sliding door wardrobe, radiator and double glazed window.

## Bedroom Two

12' x 9'2" (3.66m x 2.79m)

With electric fire, radiator and double glazed window.

## Bathroom

Modern bathroom comprising panelled bath, pedestal wash basin and low suite wc.

## Exterior

To the outside there is a useful storage space, together with space for hanging washing.

## Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, continue to follow A643 for 1.6 miles, right onto Muffit Ln, continue to follow B6122 for 0.8 miles, left onto Carlinghow Ln, continue onto Cross Bank Rd, left onto Centenary Way, right onto Bradford Rd, left onto Station Rd, left onto Soothill Ln, left onto Broomdale Rd, right onto Grace Leather Ln, right onto Cardigan Close.

## TENURE

LEASEHOLD. 112 years remain on lease. Service Charge £245.00 per annum.

## 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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