



## 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.

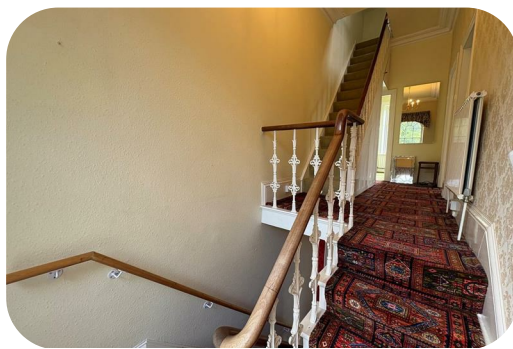
### Bedroom Four

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.

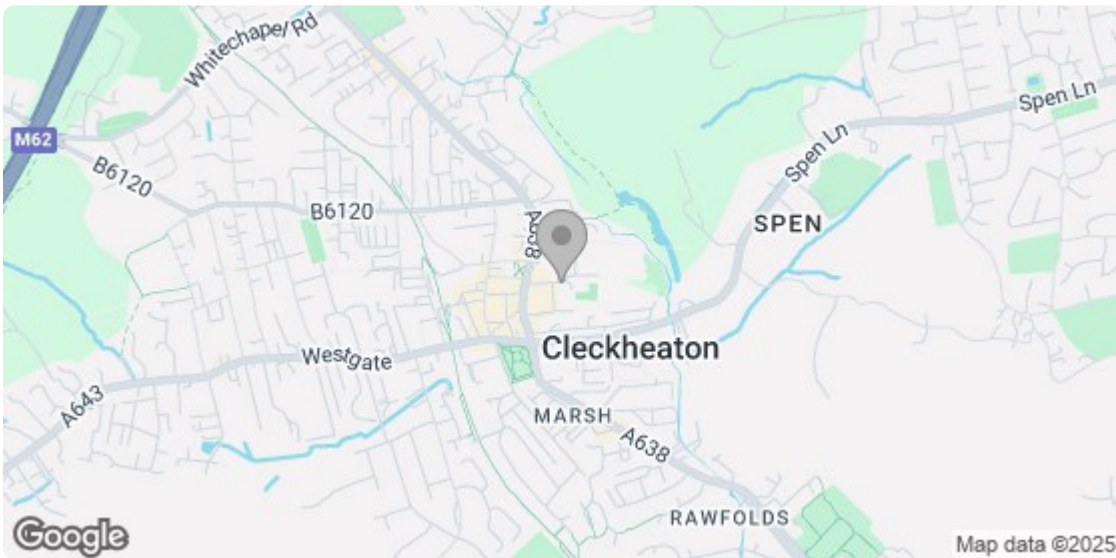
### TENURE

FREEHOLD

### Council Tax Band

D / Kirklees





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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.

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