

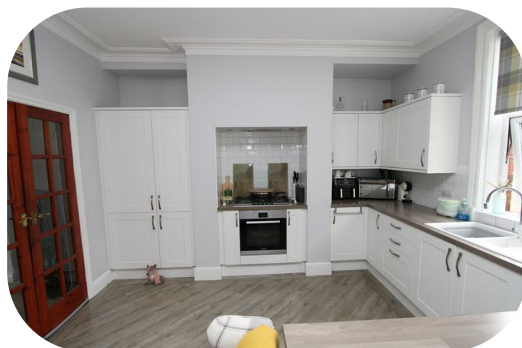


Booth Street, Cleckheaton,

£195,000

* END TERRACE * THREE BEDROOMS * ACCOMODATION OVER FOUR FLOORS * FAMILY HOME *
* MODERN KITCHEN/SHOWER ROOM * WELL STOCKED GARDENS * LARGE ATTIC BEDROOM *

Situated close to Cleckheaton Town Centre is this delightful end terrace house. Benefits gas central heating, upvc double glazing and alarm system. The "ready to move into" accommodation briefly comprises reception hall, lounge, modern fitted dining-kitchen. The cellar has a utility space. On the first floor are two bedrooms and a modern fitted shower room. The second floor has an overall attic bedroom with skylight and fitted cupboards. Outside is a small front garden and well stocked rear lawn garden.



Reception Hall

Lounge

12'3" x 10'9" (3.73m" x 3.28m")
Wall mounted electric fire, radiator and french door.

Dining Kitchen

16'3" x 12'8" (4.95m" x 3.86m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, radiator and upvc door leading to rear.

Cellar

Sink unit, plumbing for auto washer and door leading to rear

Storage Room

Bedroom Two

12'4" x 10'4" (3.76m" x 3.15m")
Radiator.

Bedroom Three

12'9" x 7'2" (3.89m" x 2.18m")
Built in wardrobes and radiator.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, radiator, tiled walls and floor.

Bedroom One

16'3" x 11'9" (4.95m" x 3.58m")
Built in drawers, radiator and velux window.

Exterior

Outside there is a small garden to the front together with a well stocked lawn garden to the rear.

Council Tax Band

A

Tenure

FREEHOLD.



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		

