Sugdens
Sales & Lettings

Rook Lane,

£99,950

* REAR TERRACE * TWO BEDROOMS * IDEAL FTB/INVESTOR * MODERN KITCHEN *
* CONSERVATORY * GARDEN *

A fantastic opportunity for either first time buyer or investor to purchase this well presented two bedroom stone built rear terrace property.

Benefits from a modern fitted kitchen, conservatory, gas central heating and upvc double glazing.

Briefly comprises conservatory, open plan lounge/kitchen, cellar, two first floor bedrooms and bathroom.

To the outside there is a lawned garden.

Conservatory
5'9" x 11'4" (1.75m x 3.45m)
With upvc door to garden.

Open Plan Lounge / Kitchen
20'3" x 13'8" (6.17m x 4.17m)
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window.
Lounge area has a radiator and double glazed window.

Cellar
Useful storage.

First Floor

Bedroom One
17'1" x 9'7" (5.21m x 2.92m)
With radiator and double glazed window.

Bedroom Two
9'8" x 7'5" (2.95m x 2.26m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator, extractor fan.

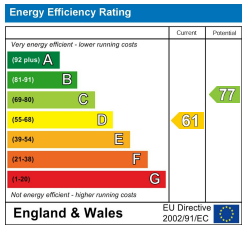
Exterior
To the outside there is a garden to the rear.

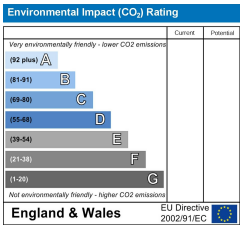
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, use any lane to turn right onto Chase Way, at Staithgate roundabout take the first exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln, at the roundabout take the 4th exit and stay on Rooley Ln, left onto Rook Ln, turn right to stay on Rook Ln and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford

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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