Sugdens
Sales & Lettings



Heaton Street,

£129,950

* * SEMI DETACHED * * THREE BEDROOMS * * WELL PRESENTED THROUGHOUT * *
* * MODERN DINING KITCHEN * * IDEAL FOR FTB/INVESTOR * * SHARED GARDEN * *
This three bedroom semi detached property would make an ideal purchase for a number of buyers.
Currently used an Airbnb the property would also be of particular interest to Investors/Landlords.
Situated within walking distance of Cleckheaton Town Centre which boasts amenities, shops and excellent motorway links.
Benefits from a white fitted kitchen, modern house bathroom, GCH & DG.
The accommodation briefly comprises vestibule, lounge, dining kitchen, cellar, three first floor bedrooms and a house bathroom.
VIEWING ESSENTIAL!!







Entrance
Radiator.

Lounge
13'9" x 12'7" (4.19m" x 3.84m")
Electric fire and radiator.

Dining Kitchen
15'9" x 8'1" (4.80m" x 2.46m")
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

Cellar
Useful storage.

First Floor Landing

Bedroom One
10'11" x 9'5" (3.33m" x 2.87m")
Radiator.

Bedroom Two
12'0" x 8'5" (3.66m" x 2.57m")
Radiator.

Bedroom Three
6'4" x 7'1" (1.93m" x 2.16m')
Radiator.

Bathroom
Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Exterior
Shared yard to rear.

Council Tax Band
A

Tenure
FREEHOLD.



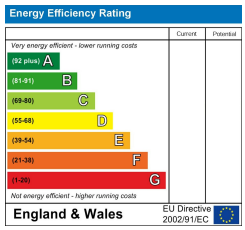


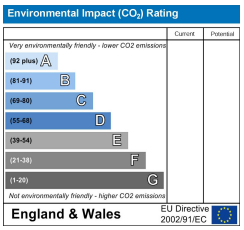






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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