



5 Holdsworth Street, Cleckheaton, BD19 3DH
Offers Over £140,000

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Situated in an ever popular location is this well presented traditional terraced property. Offering deceptively spacious accommodation, with two double bedrooms, large lounge and modern kitchen and bathroom. Having both uPVC double glazing and gas central heating system, along with a pleasant shared rear yard and on street parking options. Located within easy reach of local amenities, schooling and major road links, an early viewing of this property is strongly recommended.

GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor.

Lounge

15'4" x 13'9" (4.67m x 4.19m)

This pleasant, good sized Lounge overlooks the front of the property and has a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Kitchen

17'2" x 6'5" (5.23m x 1.96m)

A modern kitchen fitted with a good range of wall and base units with work surfaces, splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with under oven and extractor hood over and there is plumbing and space for a washing machine. A uPVC double glazed window overlooks the shared yard and an external uPVC door leads out to the yard. A door leads to the cellar area.



Cellar

Providing useful storage space.

FIRST FLOOR

Landing

A spacious landing with an uPVC double glazed window.

Bedroom 1

11'4" x 11'3" (3.45m x 3.43m)

Located to the front and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

10'2" x 9'6" (3.10m x 2.90m)

Another double bedroom with a uPVC double glazed window to the rear, a central heating radiator and built in storage cupboards.





COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, pedestal wash basin and a WC. There is some tiling to the walls, a uPVC double glazed window and a central heating radiator.

OUTSIDE

To the front of the property is a small forecourt garden with outer walling. To the rear is a pleasant shared yard with hanging space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

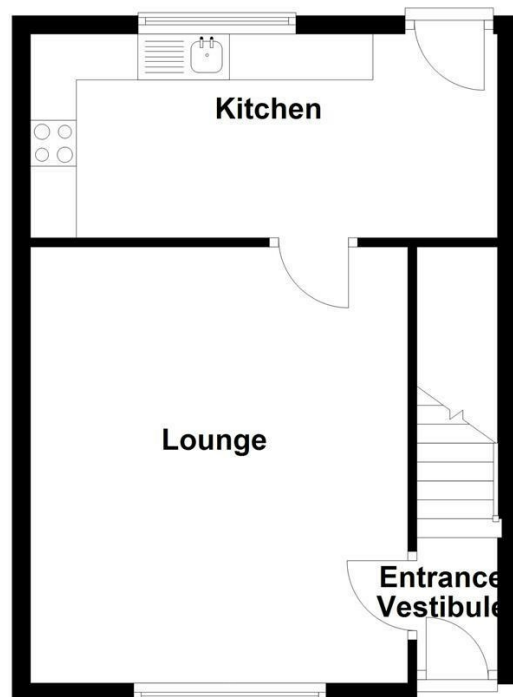
TENURE:

Freehold

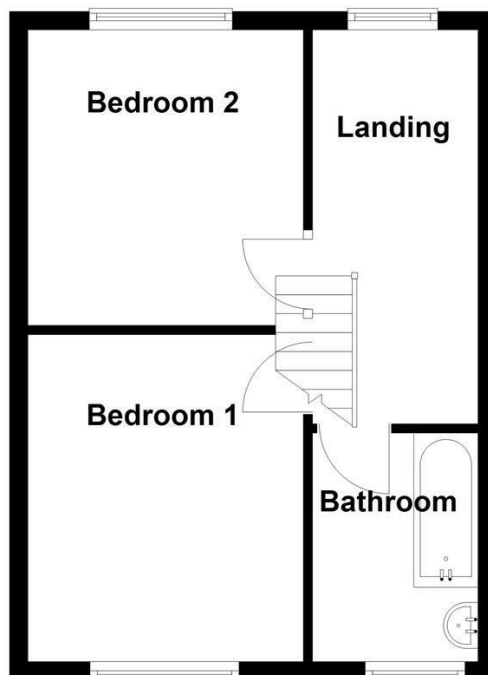




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

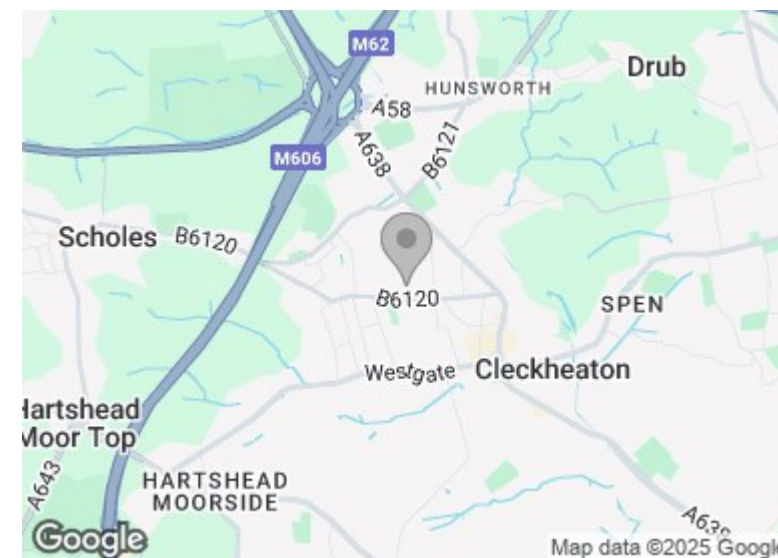
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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