



628 Cleckheaton Road, Low Moor, Bradford, BD12 0LQ
Offers In The Region Of £100,000

bramleys



Offered for sale with no onward chain, is this traditional and spacious through terraced property. Situated in a popular location with local amenities nearby, the property has been priced to reflect the updated works required and would make an ideal purchase for an investor or first time buyer.

The accommodation provides the following:- a good sized lounge, dining kitchen, lower ground floor storage cellar, first floor landing, 2 bedrooms and bathroom.

Externally the property is street lined to the front and has an enclosed garden to the rear.

An early viewing is strongly encouraged to appreciate the potential on offer.



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Lounge

15'2" x 14'7" (4.62m x 4.45m)

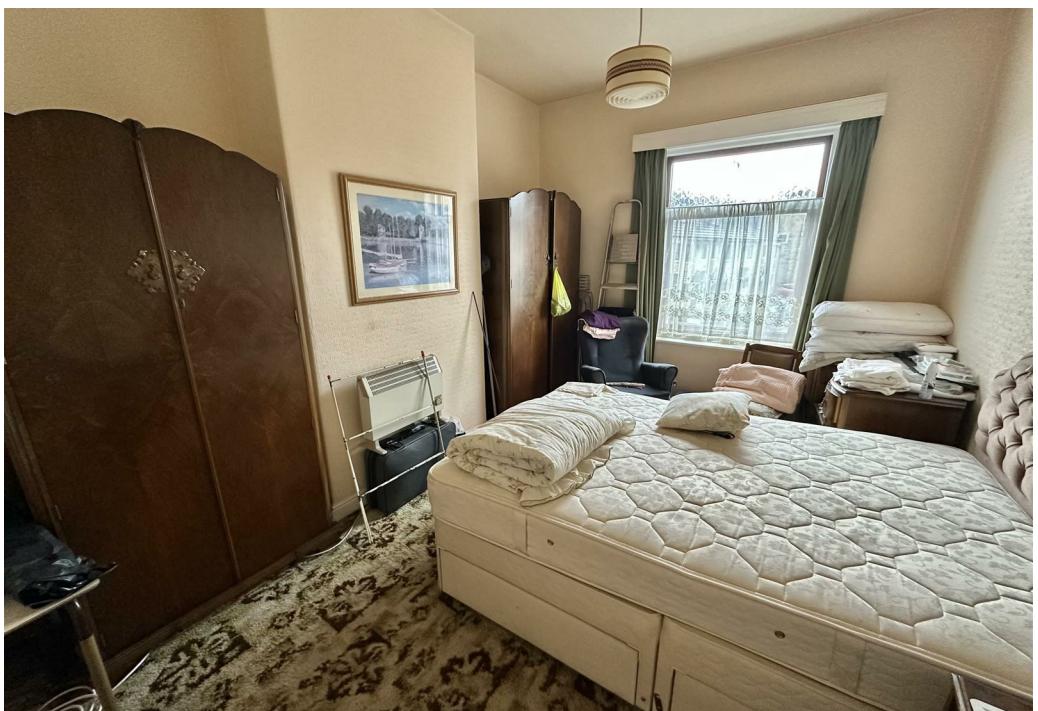
With a fireplace to one wall with wall mounted fire and a uPVC double glazed window to the front elevation. A door leads into the dining kitchen and a further doors leads to the first floor staircase.



Dining Kitchen

13'2" x 9'7" (4.01m x 2.92m)

Fitted with wall and base units, a uPVC double glazed window overlooking the rear, a stainless steel sink with side drainer and a uPVC door gives access to the rear garden. A further door gives access to the cellar.



LOWER GROUND FLOOR:

With a useful cellar space.

FIRST FLOOR:

Landing

With a uPVC double glazed window.

Bedroom 1

14'3" x 9'7" (4.34m x 2.92m)

Located to the front of the property, having a uPVC double glazed window.



Bedroom 2

9'2" x 9'0" (2.79m x 2.74m)

Overlooking the rear via a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, wash hand basin and low flush WC. There is some tiling to the walls and a uPVC double glazed window.



OUTSIDE:

To the front of the property there is a small forecourt area with steps to the front door.

To the rear there is an enclosed garden with gateway.

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:

The title is not currently electronically registered with Land Registry, however we have checked with the sellers estate and they confirm that the title is

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.

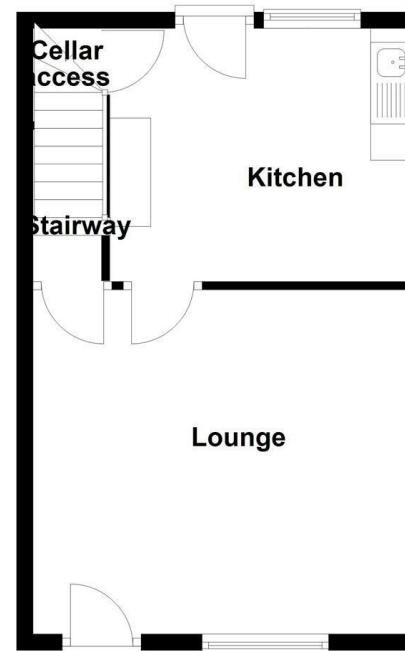
ONLINE CONVEYANCING SERVICES:

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.

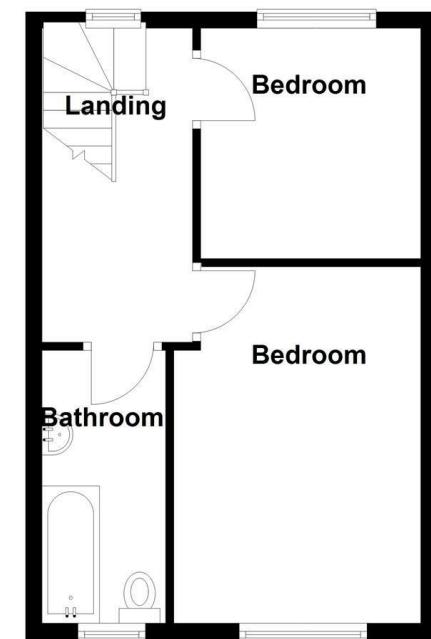
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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