

local  
properties

buy • sell • let



**632 Cleckheaton Road**  
**Bradford, BD12 0LQ**

**£117,500**

**Freehold**

\*\*\*\*\* TWO BEDROOM THROUGH TERRACE HOUSE - NEW BATHROOM FITTED 2024 - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, fitted kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed patio garden to the rear and on street parking. Located close to Low Moor train station, the property is ideally placed for access to all amenities, public transport services and the M62. An ideal first purchase or buy to let investment, viewing is recommended.



• TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE & FITTED  
KITCHEN • NEW BATHROOM FITTED 2024

### ENTRANCE VESTIBULE

Ceramic tiled floor. Door to front.

### LOUNGE

14'9" x 13'9"

Fireplace surround with fitted gas fire. Window to front.

Radiator.

### KITCHEN

11'9" x 8'6"

With base and wall units incorporating stainless steel sink unit. Electric hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar.

Door and window to rear. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Access to loft.

### BEDROOM ONE

14'1" x 9'10"

Window to front. Radiator.

### BEDROOM TWO

9'2" x 8'10"

Window to rear. Radiator.

### BATHROOM

Part tiled with three piece suite (fitted 2024) comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Airing cupboard. Window to front. Radiator.

### EXTERIOR

Enclosed patio garden to the rear with decked area. On street parking.

### DIRECTIONS

From the roundabout at Odsal Top proceed down Cleckheaton Road. Number 632 will be found on the right hand side, after approximately 1 mile, and is signified by our For Sale board.



- ENCLOSED PATIO GARDEN TO REAR • CLOSE TO LOW MOOR TRAIN STATION • EASY ACCESS TO M62 • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • NO CHAIN







## Additional Information

**Local Authority** - CBMDC  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Freehold



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales  
 Midland Bank Chambers  
 Smithies Lane  
 Birstall  
 Batley  
 West Yorkshire  
 WF17 9EB

01924 474456  
[info@localproperties.net](mailto:info@localproperties.net)  
<http://www.localproperties.net/>

