



**773 Cleckheaton Road
Bradford, BD12 7AD**

£112,500

Freehold

***** TWO BEDROOM TERRACE HOUSE - LOUNGE & DINING KITCHEN - PRICED TO ALLOW FOR UPDATING - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed patio garden to the rear with small garden area to the front and on street parking. Located close to all amenities, the property is ideally placed for access to Bradford city centre and the nearby M62. A great first purchase or buy to let investment, this property has been priced to allow for cosmetic improvement.



- TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE & DINING KITCHEN • STORAGE CELLAR

ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

LOUNGE

16'0" x 14'1"

Fireplace surround with marble back and hearth. Coving to ceiling and dado rail. Access to cellar. Window to front.

Radiator.

DINING KITCHEN

12'9" x 8'10"

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Tiled splashbacks. Walk in pantry with plumbing for automatic washing machine and window to rear. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Window to rear. Radiator.

BEDROOM ONE

11'9" x 10'2"

Window to front. Radiator.

BEDROOM TWO

7'2" x 6'6"

Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc.

Window to rear. Radiator.

EXTERIOR

Enclosed patio garden to the rear of the property with small garden area to the front. On street parking to the front.

DIRECTIONS

From Chain Bar roundabout proceed up Cleckheaton Road (signposted Low Moor). After some distance number 773 will be found on the right hand side, signified by our For Sale board.



- ENCLOSED PATIO GARDEN TO REAR • ON STREET PARKING • EPC - D • NO CHAIN





Additional Information

Local Authority - CBMDC

Council Tax - Band A

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



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

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