



16 Claremont Street, Cleckheaton, BD19 3NX

WELL PRESENTED, two bedroom through-by-light mid terrace house situated in this handy accessible location close to local amenities and schools. Ideally suiting FTB's or 'downsizers' and offering a good sized footprint as the first floor space extends over the passageway. Comprises kitchen, lounge, useful utility cellar, two sizeable bedrooms and modern bathroom. Benefits from modern boiler, GCH & uPVC DG.

Asking Price £115,000

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KITCHEN 14'9" x 4'11" max (4.5m x 1.5m max)

Range of wall and base units, complimentary worktops and sink with drainer. Gas cooker point.

LIVING ROOM 14'9" x 10'2" (4.5m x 3.1m)

Fireplace with living flame electric fire.

CELLAR HEAD With recently fitted wall mounted boiler.

CELLAR 15'1" x 6'11" max (4.6m x 2.1m max)

Useful room with fitted radiator, plumbing for washing machine and dryer.

BEDROOM ONE 18'4" x 11'10" max (5.6m x 3.6m max)

Spacious double bedroom with fitted sliding wardrobe and wall mounted TV point.

BEDROOM TWO 10'10" (3.3) x 9'6" (2.9) plus alcove

Double bedroom.

BATHROOM Modern three piece suite including bath with integral shower over and glazed screen, WC and vanity sink. Chrome, wall mounted towel heater.

ADDITIONAL INFO Freehold

Council Tax Rating A

EPC Rating - TBC

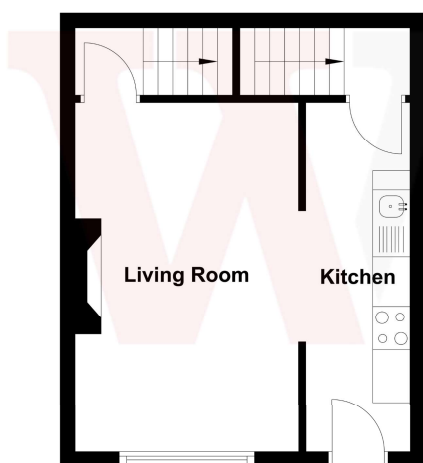
Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor

