



## 7 The Terrace, Howard Park, Cleckheaton, BD19 3SF

WELL PRESENTED, two bedroom mid terrace located in this ever popular location. Situated on the edge of Howard Park to take advantage of the open aspect to the front over the allotments and offering easy access to the adjacent school and town centre, it is ideal for any number of buyers but particularly suits first time buyers or small families. Comprises of lounge, breakfast kitchen, two first floor bedrooms and three piece bathroom. To the front is an enclosed low maintenance garden with further paved area and storage building to the rear. Benefits from uPVC double glazing. EPC - F.

**Asking Price £120,000**

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**ENTRANCE HALL** Hallway to front.

**LOUNGE 11'6" x 11'6" max (3.5m x 3.5m max)**

Fireplace and living flame gas fire.

**KITCHEN DINER 14'9" x 8'10" max (4.5m x 2.7m max)**

Range of wall and base units, worktop and sink with mixer tap. Gas cooker point, plumbing for washer and pantry cupboard. Electric wall heater. Rear door.

**BEDROOM ONE 14'9" x 11'10" max (4.5m x 3.6m max)**

**BEDROOM TWO 12'2" (3.7) x 7'7" (2.3) max plus doorway**

Storage cupboard.

**BATHROOM** Three piece suite comprising of electric shower over bath, WC and hand wash basin.

**EXTERIOR** Open aspect to front overlooking allotments with low maintenance paved garden. To the rear is an enclosed yard with outhouse storage and WC.

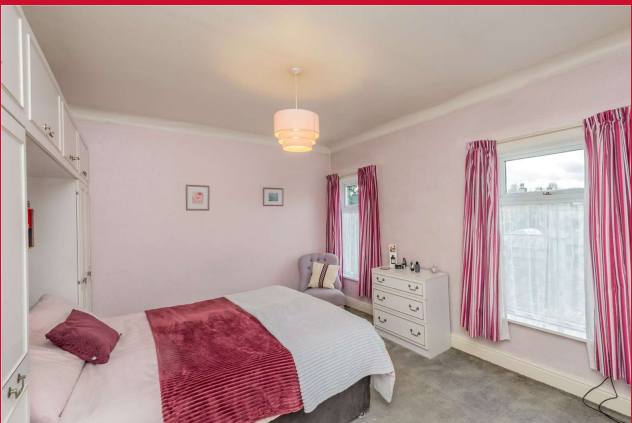
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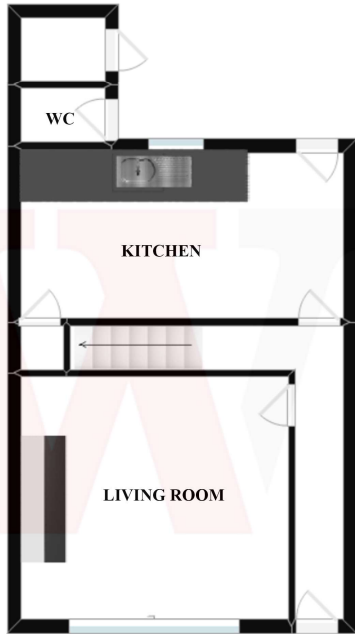
Council Tax Band A

EPC - F

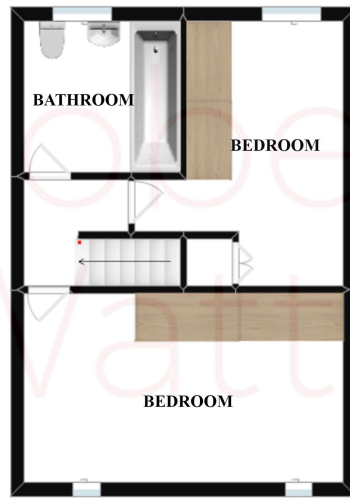
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.







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