



69 Booth Street, Cleckheaton, West Yorkshire, BD19 3QA

WELL PRESENTED, two bedroom modern semi detached which is ideal for FTB's, downsizers or even investors. Handily located for the local amenities on this popular street, the house is available with NO CHAIN and is priced realistically to sell. Comprises hall, lounge, modern kitchen and bathroom and two bedrooms with driveway parking and rear garden with timber shed with power. Benefits from GCH & SUDG. EPC - TBC

Offers Over £145,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: Churchill House, Northgate, Cleckheaton, BD19 3HH

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

69 Booth Street, Cleckheaton, West Yorkshire, BD19 3QA

ENTRANCE HALL

LOUNGE 16'1" x 11'2" max (4.9m x 3.4m max)

Having feature spiral staircase.

KITCHEN 11'2" x 9'2" max (3.4m x 2.8m max)

Range of wall and base units incorporating contrasting work top and breakfast bar, inset sink and mixer tap. Integral electric oven, four ring gas hob and extractor. Plumbing for auto washer. Newly fitted boiler and door to rear.

BEDROOM ONE 11'2" x 9'6" (3.4m x 2.9m)

Having in built wardrobes.

BEDROOM TWO 10'2" (3.1) x 5'11" (1.8) plus robes

Having in built wardrobes.

BATHROOM Three piece modern suite comprising bath with shower over and glazed shower screen, vanity sink and wc. Tiled walls and floor.

EXTERIOR The property benefits from driveway parking to the front and a pleasant low maintenance garden to the rear with timber shed having water and power ideal for those with a hobby.

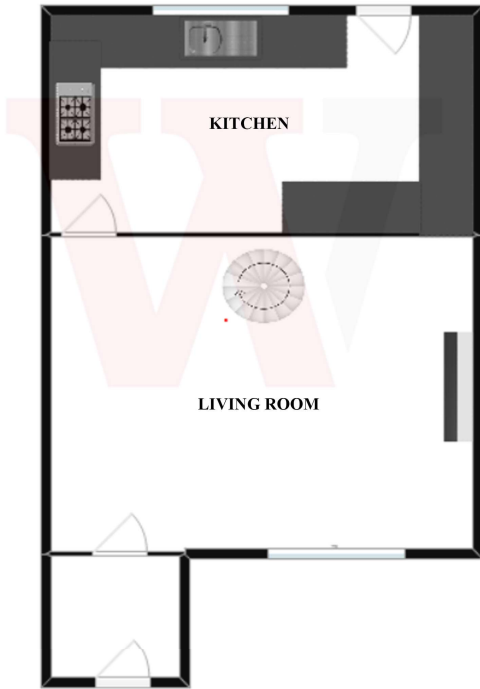
Frehold

Council Tax Band - A

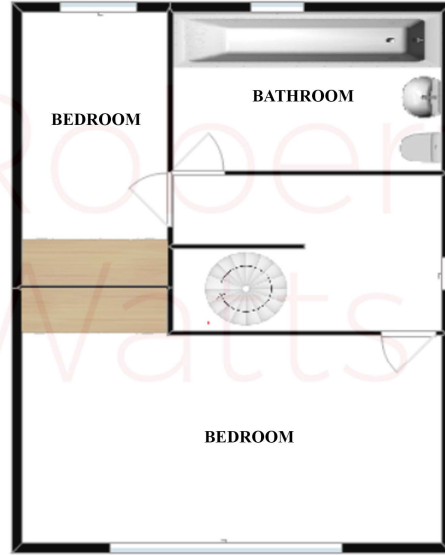
EPC - TBC

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