



16 Clarence Street, Cleckheaton, West Yorkshire, BD19 5HJ

**** REDUCED** FAST TRACK SALE- QUICKER COMPLETION:** Ask for further information. For **GROWING FAMILY BUYERS** this is a great opportunity as it offers generously sized rooms including **FOUR DOUBLE BEDROOMS**. Formerly two back to backs knocked into one large through terrace, it is handily situated for the local amenities and schools on this popular cul-de-sac. Requiring some cosmetic improvement it comprises entrance vestibule, two reception rooms, kitchen, cellar, conservatory and bathroom and has a sizeable tandem garage and garden to the rear. Benefits from GCH and uPVC DG.

Offers in excess of £199,999

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ENTRANCE VESTIBULE

LOUNGE 17'5" x 14'5" max (5.3m x 4.4m max)

Open staircase and archway to dining room. Fireplace with living flame gas fire and pebble effect finish.

DINING ROOM 14'1" x 11'2" max (4.3m x 3.4m max)

Fireplace and double doors to conservatory. This room offers potential to remove the partition wall between the kitchen, subject to building regulations, to create a large open plan kitchen diner.

KITCHEN 14'1" x 5'11" max (4.3m x 1.8m max)

Wall and base units, worktop and one and a half bowl sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. Plumbing for washer.

CONSERVATORY 15'5" x 7'10" max (4.7m x 2.4m max)

CELLAR

BEDROOM ONE 16'9" x 14'5" max (5.1m x 4.4m max)

With fitted wardrobes.

BEDROOM TWO 14'5" x 8'10" max (4.4m x 2.7m max)

BEDROOM THREE 14'5" (4.4) x 9'2" (2.8) max plus robes

With fitted wardrobes and wall mounted boiler.

BEDROOM FOUR 12'6" x 8'10" max (3.8m x 2.7m max)

BATHROOM Three piece suite comprising of electric shower over bath with glazed shower screen, WC and vanity sink. Storage cupboard.

EXTERIOR Paved driveway and garden to front with single integral garage. Low maintenance garden to rear with flower beds and water feature.

Please note there is a right of way for the neighbouring properties to the rear of the house.

TENURE Freehold

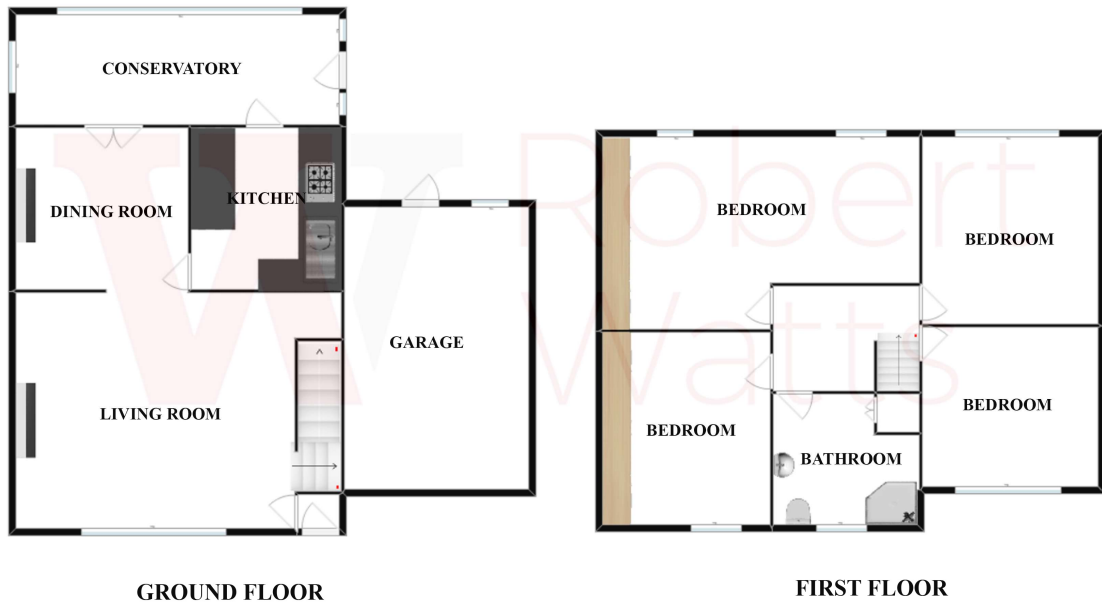
Council Tax Band B




EPC - D

FAST TRACK PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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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