



24 Brooke Street, Cleckheaton, West Yorkshire, BD19 3RY

IMMACULATELY PRESENTED, lovely end terrace which is ideal for FTB's, young families and downsizers. Within walking distance of the town centre, schools and amenities the house offers a modern specification with SUPER FOUR PIECE BATHROOM and currently offers two - three bedrooms as bedroom two is partitioned into two. In addition there is a lounge, modern kitchen, cellar and small yard area to the rear. Benefits from GCH & uPVC DG. EPC - E.

Asking Price £105,000

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ENTRANCE HALL Entrance vestibule.

LOUNGE 14'9" x 14'9" max (4.5m x 4.5m max)

Fireplace and living flame gas fire.

KITCHEN 9'10" x 6'11" max (3m x 2.1m max)

Modern wall and base units, worktop and inset sink with mixer tap. Gas cooker point and extractor plus plumbing for washer. Rear door.

CELLAR

LANDING With useful storage cupboard.

BEDROOM ONE 12'2" x 10'2" max (3.7m x 3.1m max)

BEDROOM TWO 18'4" x 7'7" max (5.6m x 2.3m max)

Currently split into two rooms. Wall mounted boiler.

BATHROOM Four piece modern suite comprising of bath, shower with glazed shower cubicle, Vanity sink and WC. Tiled walls and floor and chrome wall mounted towel heater.

EXTERIOR Artificial lawned garden area to the rear. There is a right of way for 45 St Peg Lane to the rear over this area.

Freehold

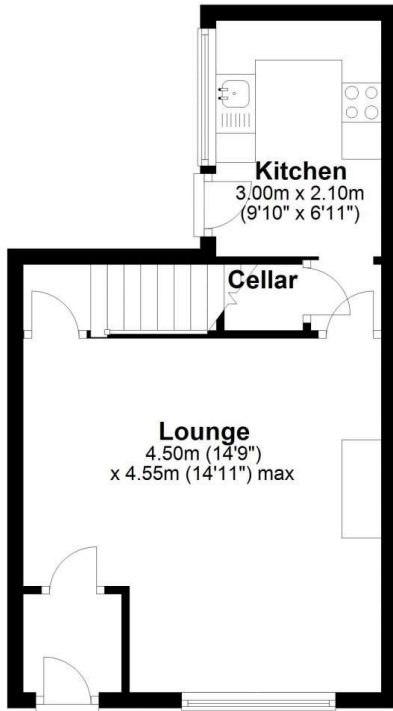
Council Tax Band A

EPC - E

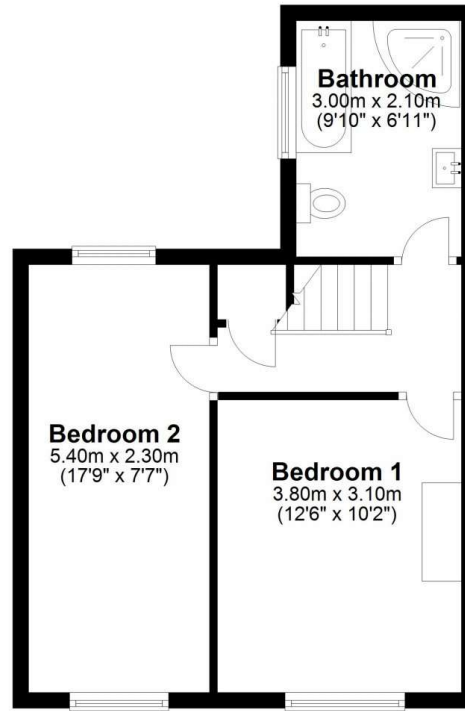
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.