



## **Parklands Apartments, 14 Queen Street, Cleckheaton, West Yorkshire,**

SUPERBLY PRESENTED and realistically priced two bedroom apartment which will appeal to FTB's and particularly 'downsizers' as it is on the GROUND FLOOR which makes it an affordable alternative to a bungalow. Offered with NO CHAIN this lovely spacious property is ideally situated for the local amenities of Cleckheaton town centre as well as the bus station and is within one mile of the M62. Benefiting from hall, lounge, and unusually, a separate modern kitchen, two bedrooms and modern three piece bathroom. The property has uPVC DG and electric wall heaters and has on site parking. EPC - D.

**Asking Price £105,000**

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# Parklands Apartments, 14 Queen Street, Cleckheaton, West Yorkshire,

**ENTRANCE HALL** Communal hallway leading to hall having intercom and useful storage cupboard.

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

**KITCHEN 9'10" x 6'3" max (3m x 1.9m max)**

Modern range of wall and base units incorporating contrasting worktop, one and a half bowl sink and mixer. Integral electric oven, hob and extractor. Plumbing for auto washer and Metro wall tiling.

**BEDROOM ONE 10'10" x 10'2" (3.3m x 3.1m)**

Dual aspect room.

**BEDROOM TWO 10'2" x 6'11" (3.1m x 2.1m)**

**BATHROOM** Three piece modern suite comprising bath with integral shower over and glazed screen, wc and vanity sink unit. Tiled walls and floor and chrome wall mounted towel heater.

**EXTERIOR** The property benefits from parking in the car park to the rear.

**TENURE** Leashold 155 years from 26 December 2006.

Ground Rent £175 PA and Service Charge £281.70 per quarter and this includes buildings insurance

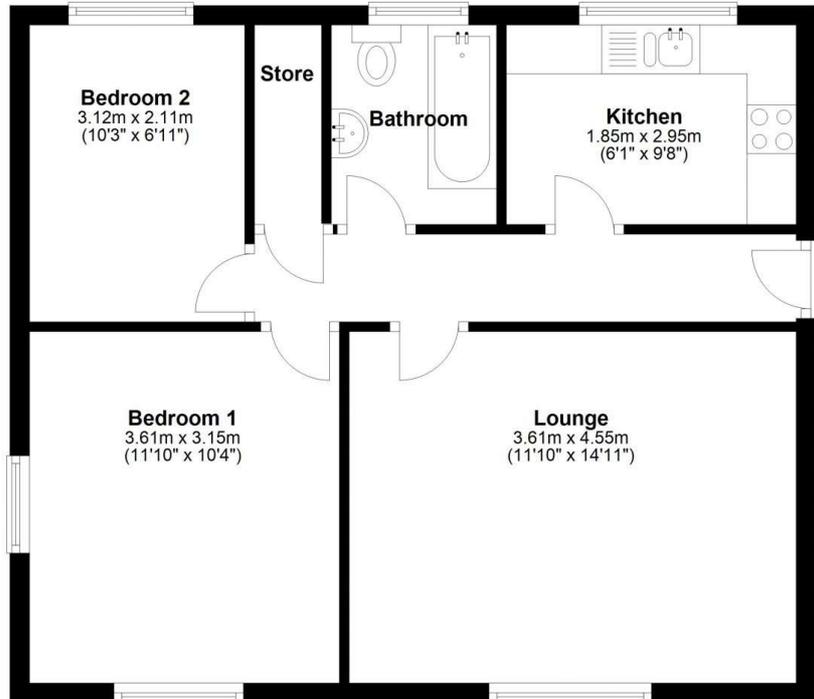
Council Tax Band B

EPC - D

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



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

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