



38 George Street, Cleckheaton, BD19 3NA

Offered for sale with NO CHAIN at a realistic asking price is this THREE BEDROOM mid, through terrace offering a deceptive, GOOD SIZED FOOTPRINT. Ideal for growing families or investors it is handily situated for the local amenities of Cleckheaton and local schools it requires some cosmetic improvement but is priced to reflect these works. Comprises hall, lounge, dining kitchen, large cellar, three bedrooms and bathroom. Benefiting from a yard to the rear, uPVC DG and GCH. EPC - TBC.

Asking Price £110,000

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ENTRANCE HALL Hallway with timber staircase plus ceiling cornicing and rose.

LOUNGE 14'1" x 12'10" max (4.3m x 3.9m max)

Fireplace and living flame gas fire. Ceiling cornicing and rose.

KITCHEN DINER 19'4" x 14'1" max (5.9m x 4.3m max)

Wall and base units, worktop and one and a half bowl sink with mixer tap. Integral electric oven and hob plus extractor. Plumbing for washer and wall mounted boiler. Stone fireplace.

REAR VESTIBULE

CELLAR Useful large cellar area.

BEDROOM ONE 14'1" x 12'2" max (4.3m x 3.7m max)

Double bedroom.

BEDROOM TWO 14'1" (4.3) x 9'10" (3) max plus alcove

Double bedroom with alcove wardrobes.

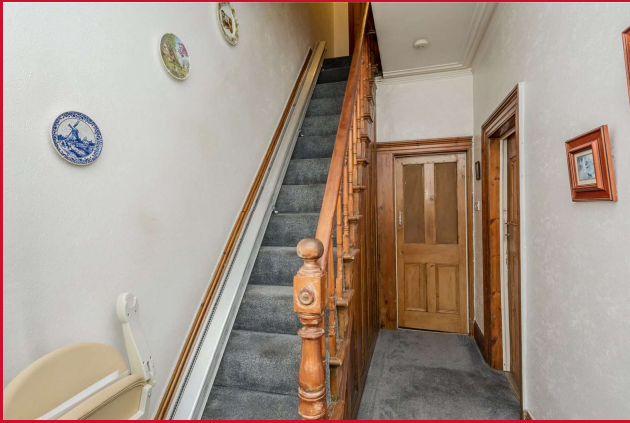
BEDROOM THREE 10'6" x 6'11" max (3.2m x 2.1m max)

BATHROOM Four piece suite comprising of glazed shower cubicle?, corner bath, vanity sink and WC.

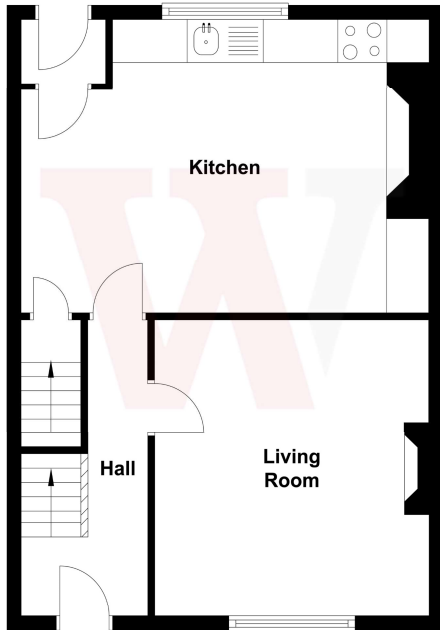
EXTERIOR Low maintenance garden to rear.

Freehold
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

