



### 3 Thornton Street, Cleckheaton, West Yorkshire, BD19 6LB

Recently reduced! WELL PRESENTED, three bedroom mid through terrace located in this highly popular location at Hartshead Moor Top. Ideally suiting FTB's, growing families or investors, it is situated on this small street with only 3 houses off Moorside and handily located for Cleckheaton town centre, the well regarded schools and the M62. Recently re-decorated throughout and offered with NO CHAIN it comprises hall, sizeable lounge, rear hall giving access to the shared garden useful cellar. To the first floor are three bedrooms and modern 3 piece bathroom with pleasant, communal garden area to the rear. We feel the property will achieve £825 - £875 PCM if let. Benefits from GCH & uPVC DG. EPC - D.

**Asking Price £135,000**

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# 3 Thornton Street, Cleckheaton, West Yorkshire, BD19 6LB

## **ENTRANCE VESTIBULE**

### **LOUNGE 15'5" x 14'5" (4.7m x 4.4m)**

Sizeable living room with fireplace.

**REAR ENTRANCE** Has access to useful cellar.

### **KITCHEN 8'2" x 5'11" max (2.5m x 1.8m max)**

Range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven and plumbing for auto washer.

### **BEDROOM ONE 15'5" x 8'6" (4.7m x 2.6m)**

Storage cupboard housing wall mounted boiler.

### **BEDROOM TWO 9'6" x 7'10" (2.9m x 2.4m)**

### **BEDROOM THREE 11'10" x 5'11" (3.6m x 1.8m)**

**BATHROOM** Three piece suite comprising bath with shower extension over and glazed shower screen, wc and hand wash basin.

**EXTERIOR** The property benefits from a shared garden area to the rear.

Please note part of the house forms a 'flying freehold' above the neighbouring house.

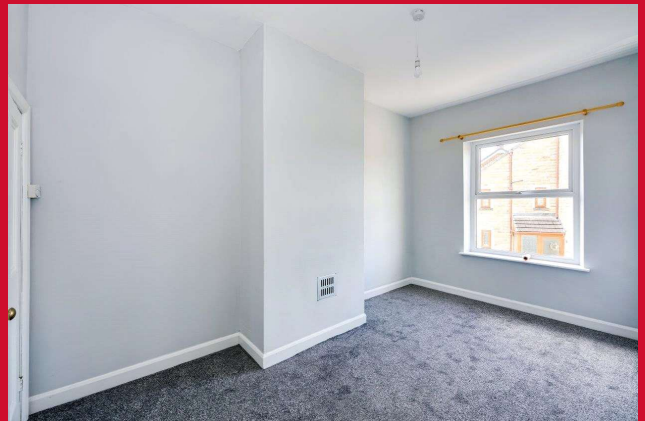
**TENURE** Freehold

Council Tax Band A

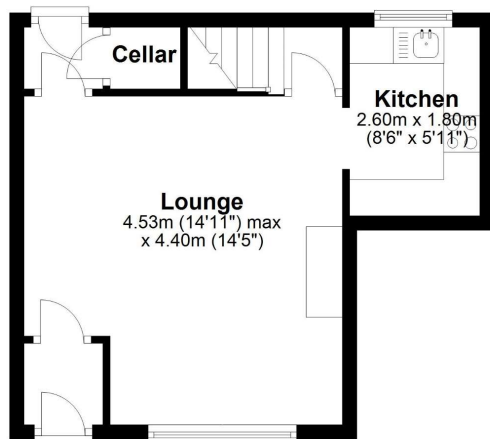
EPC D

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.

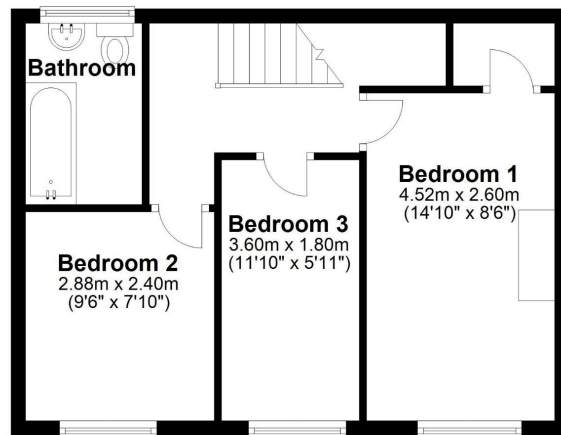




**Ground Floor**



**First Floor**



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