



123 Laithe Hall Avenue, Cleckheaton, West Yorkshire, BD19 6UA

Very WELL PRESENTED, two bedroom top floor apartment situated on this popular development with OPEN ASPECT VIEWS to both sides. Offering easy access to Cleckheaton town centre as it overlooks the popular Greenway cycle/footpath adjacent and it is also within 0.5 miles of the M62 making it ideal for commuters, professional couples or FTB's. Comprises hall, lounge, separate modern breakfast kitchen, two good sized bedrooms including one with ensuite shower room and modern bathroom. Benefits from allocated parking, GCH & uPVC DG. EPC - B.

Asking Price £128,000

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ENTRANCE HALL Communal entrance hall leading to hallway with intercom to front door.

CLOAKS CUPBOARD Useful storage.

LOUNGE/DINING 17'1" x 11'10" (5.2m x 3.6m)

Having French doors leading onto Juliet balcony overlooking Greenway.

KITCHEN 9'10" x 7'7" max (3m x 2.3m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Wall mounted boiler. Open to lounge.

BEDROOM ONE 11'10" x 11'2" (3.6m x 3.4m)

Double bedroom.

EN SUITE Three piece suite comprising glazed shower cubicle , vanity sink and wc. Tiled walls and floor.

BEDROOM TWO 12'2" x 9'2" (3.7m x 2.8m)

Double bedroom with open views.

BATHROOM 8'10" x 5'11" (2.7m x 1.8m)

Three piece modern suite comprising bath with shower extension over, wc and hand wash basin. Tiled walls and floor.

EXTERIOR Communal gardens and car park with allocated car parking space to rear.

Long Leasehold 999 years from 1 January 2006

Ground Rent £150

Service Charge £200 per qtr

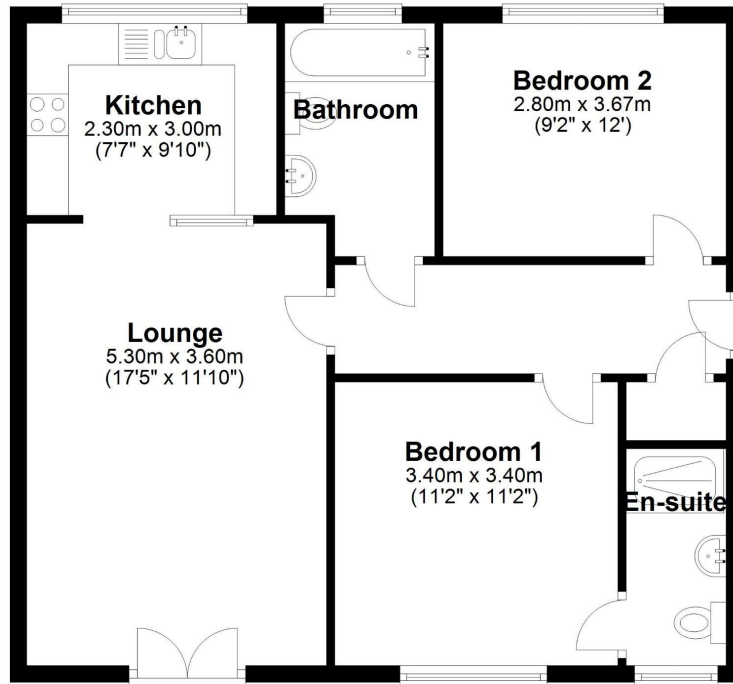
Council Tax Band B

EPC - B

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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