



1 South View, Scholes, Cleckheaton, BD19 6LT

Delightful TWO BEDROOM end terraced house situated in this idyllic location off Scholes Lane. Offered with NO CHAIN and priced realistically to take into account cosmetic improvement, it offers character accommodation and comprises lounge, kitchen, sizeable cellar with potential to convert (subject to building regulations), two bedrooms and bathroom. Paved patio area to the front and side with an open aspect it also benefits from parking to the front, GCH & SUDG. EPC - D.

Asking Price £160,000

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INNER HALL

LIVING ROOM 17'1" x 16'9" max (5.2m x 5.1m max)

Living flame electric fire with timber fire surround. Dual aspect room.

KITCHEN 10'10" x 7'10" max (3.3m x 2.4m max)

Range of wall and base units, worktop and sink with mixer tap. Gas cooker point and plumbing for washing machine. Side door. Wall mounted boiler.

CELLAR Vaulted cellar with stone slab.

BEDROOM ONE 12'2" x 9'6" max (3.7m x 2.9m max)

BEDROOM TWO 10'10" x 10'6" max (3.3m x 3.2m max)

BATHROOM Three piece suite comprising bath with electric shower over, WC and hand wash basin.

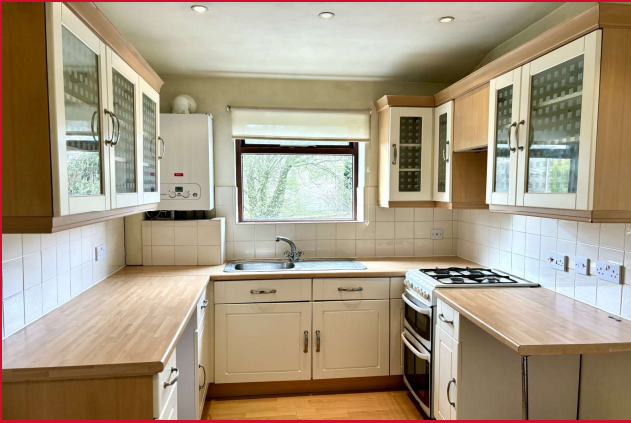
EXTERNAL Low maintenance paved patio area and open aspect to front. Driveway parking to front.

TENURE Freehold.

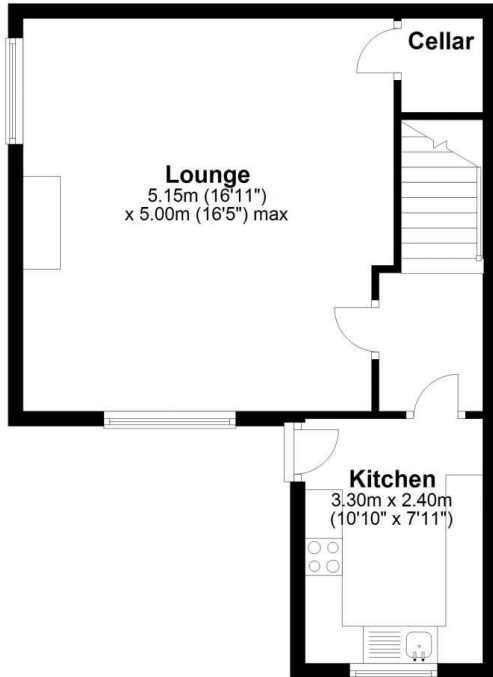
Council Tax Band A.

EPC rating D.

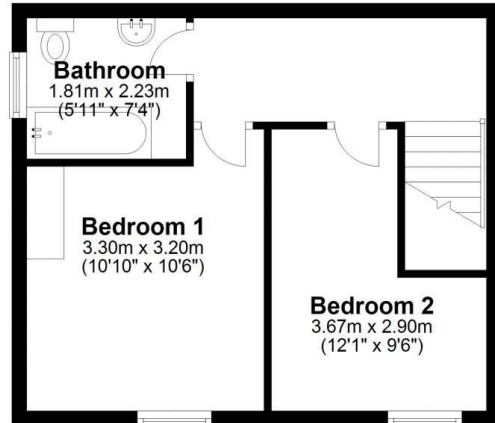
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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