



32 Brooke Street, Cleckheaton, West Yorkshire, BD19 3RY

A great opportunity for FTB, downsizers or investors to purchase this WELL PRESENTED, double fronted terrace. Conveniently located close to the amenities and bus station of Cleckheaton, the house offers a STYLISH, CONTEMPORARY FINISH and comprises lounge, kitchen, cellar, two bedrooms and bathroom. To the rear is a pleasant communal garden with outhouse storage. Benefits from GCH & uPVC DG.

Asking Price £109,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Dual aspect room giving excellent natural light.

KITCHEN 11'10" x 5'11" max (3.6m x 1.8m 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. Plumbing for auto washer. Access to cellar.

CELLAR

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

Dual aspect room.

BEDROOM TWO 8'10" x 8'2" (2.7m x 2.5m)

BATHROOM Four piece suite comprising glazed shower cubicle, bath, wc and hand wash basin. Tiling to walls.

EXTERIOR The property benefits from outhouse storage and a pleasant communal yard to the rear.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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

