



81 Bradford Road, Cleckheaton, West Yorkshire, BD19 3PT

Offered for sale at a **REALISTIC ASKING PRICE** and priced to reflect the refurbishment works required, is this **TWO DOUBLE BEDROOM**, Victorian semi detached house. Situated in this elevated position it is handily situated for the local amenities and M62 the house suits FTB's and investors. Comprises hall, lounge, dining kitchen, WC, cellar, two bedrooms and shower room with garden to the front and rear. Benefits from uPVC DG and sold with **NO CHAIN**. EPC - TBC.

Asking Price £115,000

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ENTRANCE HALL

WC WC and hand wash basin.

LOUNGE 12'6" x 12'2" max (3.8m x 3.7m max)

Fireplace and gas fire. Ceiling cornicing.

KITCHEN DINER 13'1" x 12'6" max (4m x 3.8m max)

Modest range of units, sink and gas cooker point. Plumbing for washer. Fireplace.

REAR HALLWAY

CELLAR With stone shelf.

BEDROOM ONE 14'5" (4.4) x 12'2" (3.7) plus robes

With fitted wardrobes.

BEDROOM TWO 16'5" x 10'6" max (5m x 3.2m max)

With useful storage cupboard.

BATHROOM Three piece shower room with glazed shower cubicle, WC and hand wash basin.

EXTERIOR Low maintenance garden to rear and garden to front.

Please note the gas supply is currently capped off and the meter removed.

Council Tax Band - B

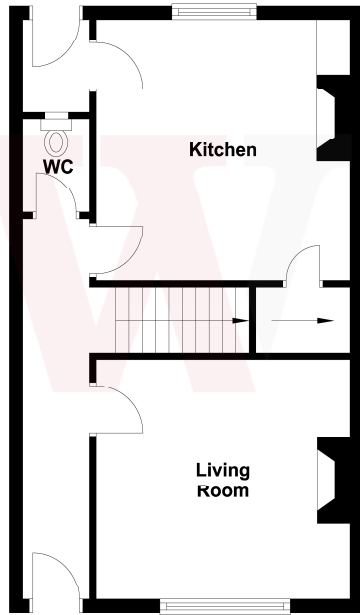
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

