



3 Fairfield Terrace, Cleckheaton, West Yorkshire, BD19 5DD

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information. A super opportunity has arisen for FTB's, INVESTORS or DOWNSIZERS to purchase this two bedroom, through terrace. Offered with NO CHAIN and handily situated for the local amenities and bus station, the house is well maintained but requires some cosmetic improvement and is priced to reflect this work. Includes GCH & uPVC DG and comprises lounge, kitchen, two bedrooms and three piece bathroom. Benefiting from a paved garden to the front and enclosed rear yard area. EPC - D.

Asking Price £115,000

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SWIFTMOVE This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

LOUNGE 15'9" x 14'1" max (4.8m x 4.3m max)

Fireplace and gas fire. Feature ceiling rose and alcove shelving.

KITCHEN 12'6" x 7'10" max (3.8m x 2.4m max)

Wall and base units, worktop and sink with mixer tap. Gas cooker point and plumbing for washer. Tiled flooring and two pantry cupboards. Wall mounted boiler and rear door.

INNER HALLWAY Useful storage cupboard.

LANDING Useful storage cupboard.

BEDROOM ONE 13'1" (4) x 11'2" (3.4) max plus robes

With fitted sliding wardrobes.

BEDROOM TWO 10'6" x 8'6" max (3.2m x 2.6m max)

With bed head cupboard.

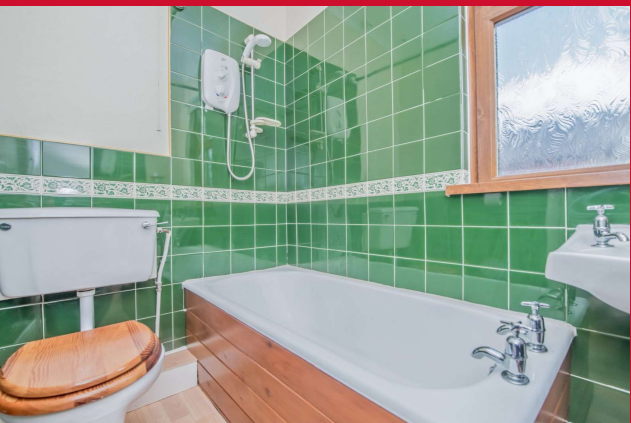
BATHROOM Three piece suite comprising of glazed shower over bath, WC and hand wash basin. Tiled walls and chrome wall mounted towel heater.

EXTERIOR Pleasant paved garden to front and small yard to rear with outhouse storage.

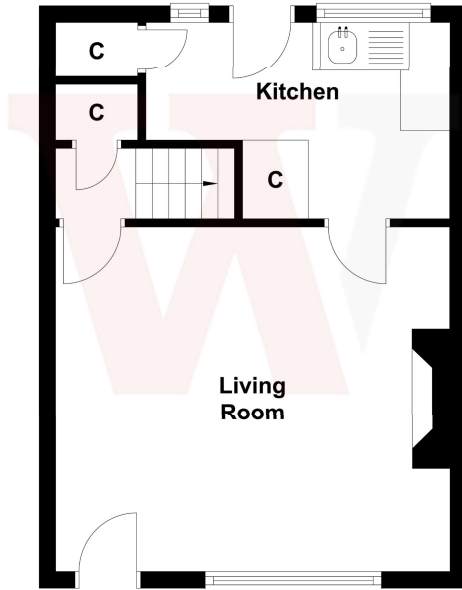
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

