



38 Booth Street, Cleckheaton, West Yorkshire, BD19 3PZ

WELL PRESENTED, two bedroom mid terrace situated on this popular row offering easy access to the local amenities and schools. Ideal for FTB's or young families the house is sold by a motivated seller at a realistic asking price and offers a modern specification and a versatile occasional room in the cellar with natural light. Further comprises lounge, modern kitchen and bathroom on the ground floor with two bedrooms on the first floor. Pleasant low maintenance gardens to front and rear and benefits from GCH & uPVC DG. EPC - TBC.

Asking Price £125,000

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LOUNGE 14'5" x 13'1" max (4.4m x 4m max)

Wall mounted TV point. Ceiling cornicing.

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

Range of wall and base units, worktop and inset sink with mixer tap. Gas cooker point and plumbing for washer. Access to cellar and bathroom.

REAR ENTRANCE

BATHROOM Three piece suite comprising of corner bath and integral shower, WC and hand wash basin.

CELLAR/OCCASIONAL ROOM 14'1" x 12'10" max (4.3m x 3.9m max)

Converted cellar with natural light which offers a number of uses as occasional sitting room or play room.

LANDING Useful storage cupboard and wall mounted boiler.

BEDROOM ONE 13'5" x 12'10" max (4.1m x 3.9m max)

Currently partitioned into two rooms to create temporary nursery with fitted wardrobes.

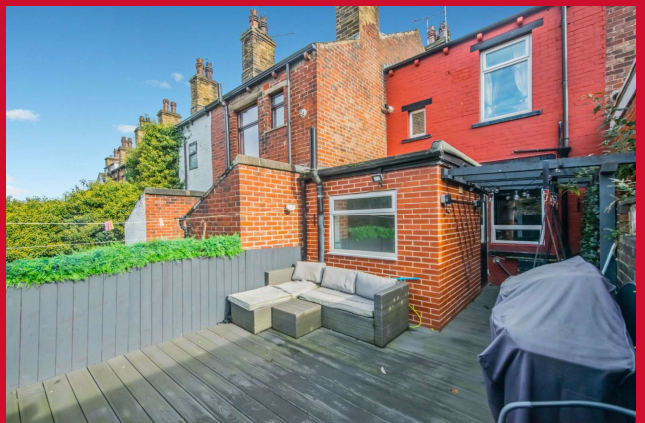
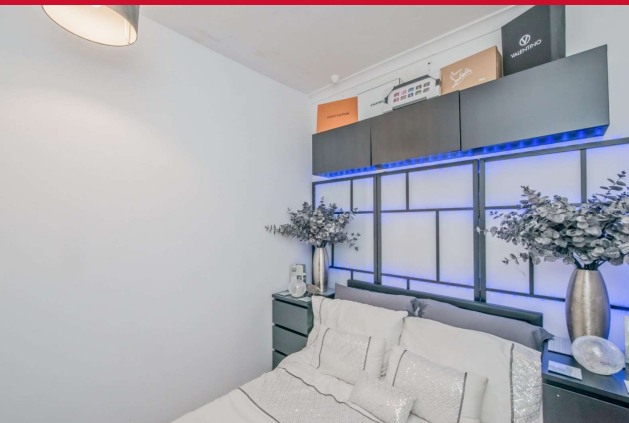
BEDROOM TWO 9'10" x 7'7" max (3m x 2.3m max)

EXTERIOR Pleasant decked rear garden area and pergola with power points. Low maintenance garden to front.

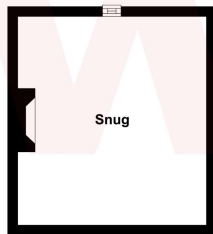
MORETGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

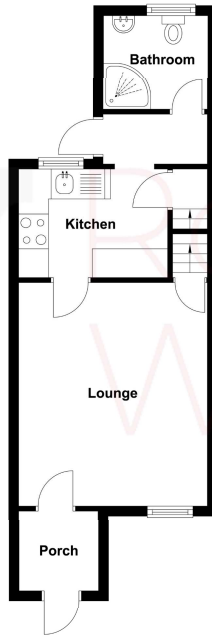
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Lower Ground Floor



Ground Floor



First Floor

