



2 George Street, Cleckheaton, West Yorkshire, BD19 3NA

WELL PRESENTED and ideal STARTER HOME for FTB's this two bedroom terrace is situated on this ever popular street where houses continue to sell well. Offering a MODERN SPECIFICATION finish throughout, it is ideally situated to take advantage of the local amenities and schools of Cleckheaton and is within one mile of the M62 Motorway network. Offering spacious room sizes the property comprises of hallway, lounge, extended breakfast kitchen with modern units, cellar, two first floor bedrooms, including a large master bedroom, and modern three piece bathroom. To the rear is a pleasant paved garden area and the house benefits from uPVC DG & GCH.

Offers in the region of £135,000

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HALLWAY

LIVING ROOM 12'10" x 10'6" max (3.9m x 3.2m max)

Feature fireplace and inset living flame gas fire. Period ceiling cornicing.

DINING KITCHEN 14'5" (4.4) x 10'10" (3.3) plus 4'11" (1.5) x 3'7" (1.1) max

Sizeable room with modern range of wall and base units incorporating complementary worktop with breakfast bar and inset one and a half bowl sink plus mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer. The kitchen is cleverly incorporated into the extension creating a preparation and cooking area and a separate dining area. Useful hanging creel.

CELLAR Useful storage cellar.

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

BEDROOM TWO 14'5" x 6'11" max (4.4m x 2.1m max)

Recently fitted wall mounted Viessmann boiler.

BATHROOM Modern three piece suite comprising integral shower over bath with glazed screen, WC and hand wash basin. Tiled walls.

EXTERNAL Pleasant, enclosed low maintenance paved garden to rear.

ADDITIONAL INFORMATION Freehold

Council Tax Band - A

EPC Rating - D

Mortgages

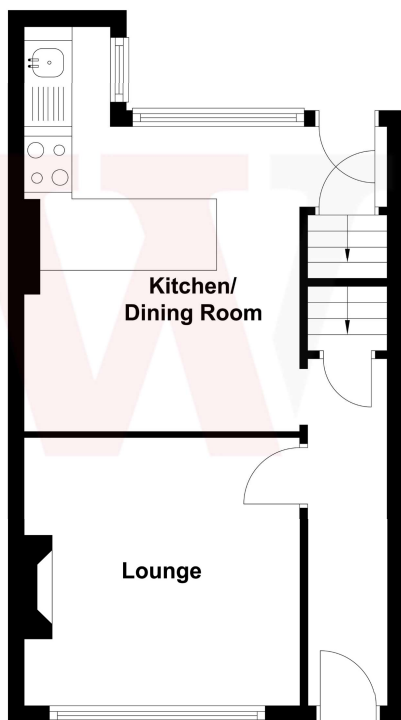
We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

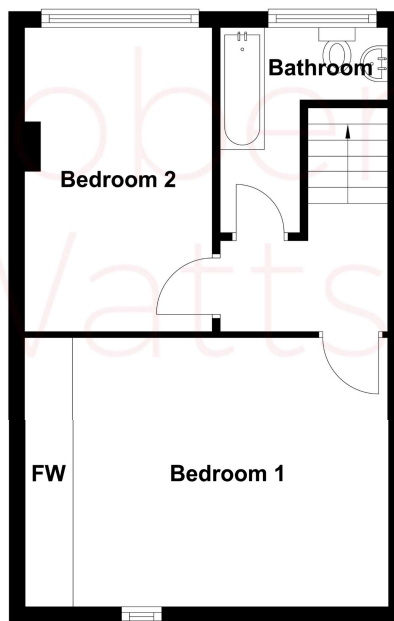
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(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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