



14 Providence Street, Cleckheaton, BD19 3LU

Rare to the market and offering an AFFORDABLE and DECEPTIVELY SPACIOUS property for those looking to get on the property ladder or for investors, is this TWO DOUBLE BEDROOM first floor maisonette. Handily located for the town centre amenities it is sold with no chain and does require some cosmetic improvement but is priced to sell. Comprises hall, kitchen, lounge, two first floor bedrooms and bathroom. Benefits from GCH & uPVC DG.

Offers in the region of £60,000

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HALL Central heating radiator.

LOUNGE 14'9" x 12'6" max (4.5m x 3.8m max)

Under stairs storage, central heating radiator.

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

Fitted with a modest range of base and wall units with laminate work tops and single drainer stainless steel sink unit. Plumbed for automatic washing machine, storage cupboard. Wall mounted boiler.

FIRST FLOOR

BEDROOM ONE 14'9" x 9'2" (4.5m x 2.8m)

Double bedroom with central heating radiator.

BEDROOM TWO 11'10" x 9'2" (3.6m x 2.8m)

Dual aspect double bedroom with storage cupboards, central heating radiator.

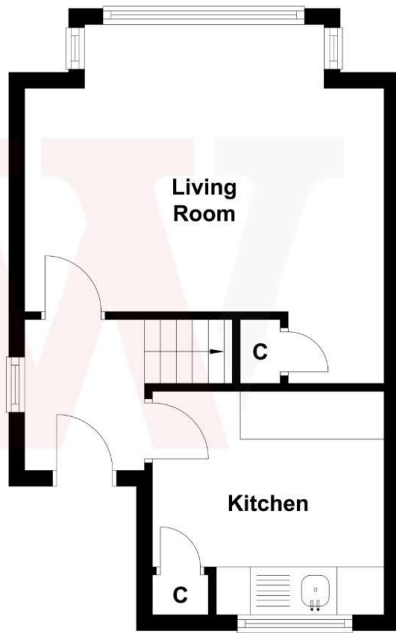
BATHROOM Three piece white suite comprising of bath with shower over, wash hand basin and low flush wc. Tiled splash backs, central heating radiator.

OUTSIDE Communal gardens to front. The property is accessed via the rear communal staircase leading to an external landing.

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	71	73
(55-68) D		
(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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