



34 Wickham Street, Scholes, Cleckheaton, BD19 6ED

AFFORDABLY PRICED, TWO BEDROOM end terrace property situated in this EVER POPULAR location in the centre of Scholes. Having a pleasant aspect overlooking an open grassed area to the front, this 'quarter back to back' house benefits from a good sized garden and is ideal for a first time buyer, downsizer or investors. Handily situated for the local amenities and local schools it comprises porch, lounge, kitchen and cellar, two, good sized first floor bedrooms and modern bathroom. Whilst some cosmetic improvements are required the house benefits from a GCH and uPVC DG and generally offers a modern feel. There is also on street parking to the front included within the Title. EPC - D.

Asking Price £120,000

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ENTRANCE PORCH

LOUNGE 14'5" x 14'1" max (4.4m x 4.3m max)

Fireplace and living flame gas fire.

KITCHEN 8'6" x 5'11" max (2.6m x 1.8m max)

Range of wall and base units, contrasting work top, sink and mixer tap. Electric cooker point and extractor. Plumbing for auto washer and wall mounted boiler.

CELLAR With pump.

BEDROOM ONE 10'10" x 9'2" max (3.3m x 2.8m max)

Double bedroom.

BEDROOM TWO 9'2" x 8'10" (2.8m x 2.7m)

Double bedroom.

BATHROOM Modern three piece suite comprising bath with shower extension and glazed screen, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from a pleasant, good sized low maintenance garden to the front and on street parking which is included within the Title Deeds.

Tenure: Freehold

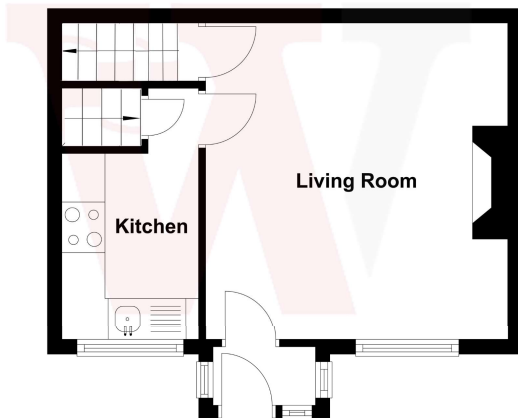
EPC Rating: D

Council Tax Band: A

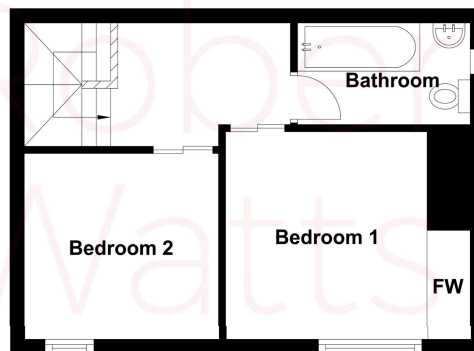
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		79
(55-68) D	61	
(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	