



### **36 Sykes Street, Cleckheaton, West Yorkshire, BD19 5HA**

Ideal for FTB's, investors or even downsizers, this one/two bedroom mid through-by-light terrace is situated on this popular street offering easy access to the local amenities. Offered for sale with NO CHAIN the house has a pleasant rear garden and comprises lounge, conservatory, kitchen, cellar, one double bedroom, storage room and bathroom with an overall occasional attic room. Benefits from GCH & uPVC DG.

**Asking Price £118,000**

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### **CONSERVATORY 9'2" x 9'2" (2.8m x 2.8m)**

Solid roof and radiator allowing the room to be used all year around.

### **LOUNGE 16'1" x 13'5" max (4.9m x 4.1m max)**

Inset living flame gas fire (capped off).

**INNER HALL** Access to cellar.

### **KITCHEN 8'2" x 6'11" max (2.5m x 2.1m max)**

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob. Plumbing for dishwasher and cupboard housing boiler.

### **BEDROOM ONE 11'10" x 9'6" (3.6m x 2.9m)**

### **STORAGE ROOM 10'2" x 3'11" (3.1m x 1.2m)**

**BATHROOM** Three piece suite comprising corner bath with shower extension, wc and hand wash basin. Plumbing for auto washer and tiling to walls and floor.

### **OCCASIONAL ATTIC ROOM 14'5" (4.4) x 13'1" (4) plus 9'10" (3) x 6'3" (1.9) max**

Large L-shaped room with roof light.

**EXTERIOR** The property benefits from a pleasant paved garden to the rear.

Tenure - Freehold

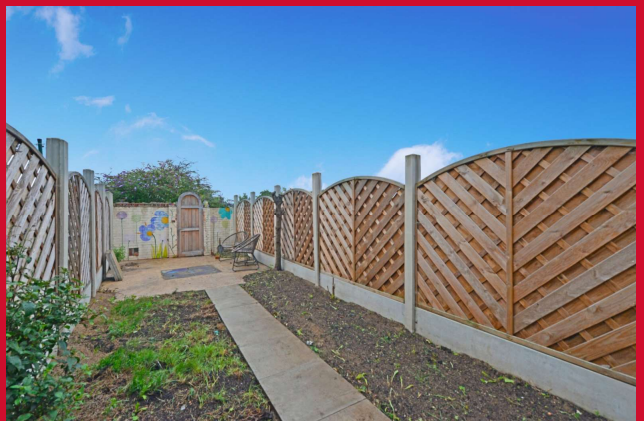
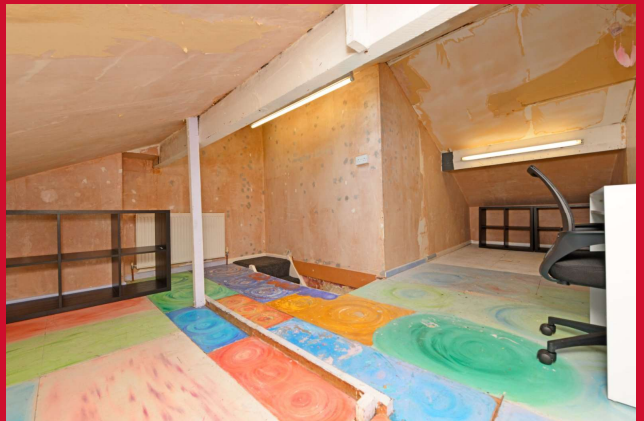
Council Tax Band - A

EPC Rating - E

**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		