



### **38 Wickham Street, Scholes, Cleckheaton, BD19 6ED**

Another great opportunity has arisen to purchase one of the lovely TWO BEDROOM COTTAGES in the heart of Scholes village close to all the local amenities. This mid terraced home offers a MODERN SPECIFICATION throughout with an open aspect to the front and is ideal for FTB's, downsizers or small families. Comprises lounge, modern kitchen, cellar, two bedrooms and bathroom. Enjoying a pleasant low maintenance garden to the front and benefitting from GCH & uPVC DG.

**Asking Price £135,000**

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

Good sized room with fireplace.

### **KITCHEN 8'2" x 5'7" max (2.5m x 1.7m max)**

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Double integral electric oven and induction hob.

### **CELLAR**

**FIRST FLOOR LANDING** Useful storage cupboard and plumbing for auto washer.

### **BEDROOM ONE 11'2" x 9'6" max (3.4m x 2.9m max)**

### **BEDROOM TWO 8'10" x 8'6" (2.7m x 2.6m)**

Wall mounted boiler.

**BATHROOM** Three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin.

**EXTERIOR** The property benefits from a pleasant low maintenance garden area to the front.

Tenure - Freehold

Council Tax Band - A

EPC Rating - C

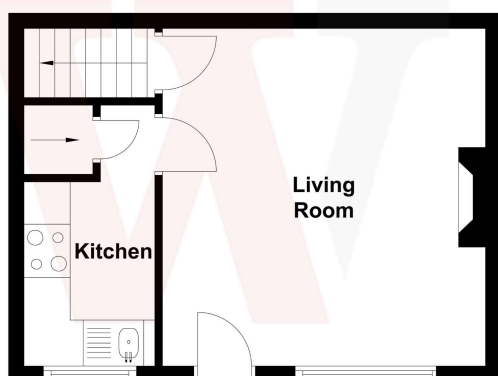
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.

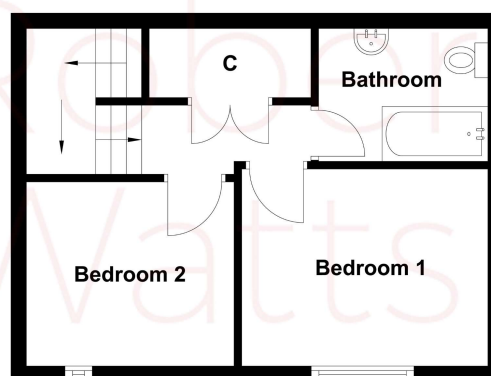




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		