



## 4 New Lane, Cleckheaton, West Yorkshire, BD19 6LG

Offered with NO CHAIN is the two bedroom, mid terrace cottage situated in this popular Hartshead Moor location offering easy access to the motorway network and local amenities. Affordably priced it is ideal for FTB's or downsizers it comprises hall, lounge, kitchen, utility, cellar, two bedrooms and bathroom. Having gardens to the front and rear it benefits from GCH & uPVC DG.

**Asking Price £140,000**

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### HALL

#### LOUNGE 15'9" x 12'6" + bay (4.8m x 3.8m + bay)

Stone fireplace.

#### KITCHEN 9'10" x 7'10" max (3m x 2.4m max)

Wall and base units with worktops, sink and mixer tap, integral electric oven and 4 ring gas hob with metro wall tiles. Pantry area giving access to cellar.

#### UTILITY ROOM 7'7" x 4'7" max (2.3m x 1.4m max)

Plumbing for washing machine and wall mounted boiler. Door to rear garden.

### CELLAR

#### BEDROOM ONE 16'5" x 10'6" max (5m x 3.2m max)

Double bedroom.

#### BEDROOM TWO 9'6" x 7'7" (2.9m x 2.3m)

**BATHROOM** Three piece suite including integral shower and glazed shower screen over bath, wc and sink with useful storage cupboard.

**OUTSIDE** Small garden area to front with enclosed paved garden to rear.

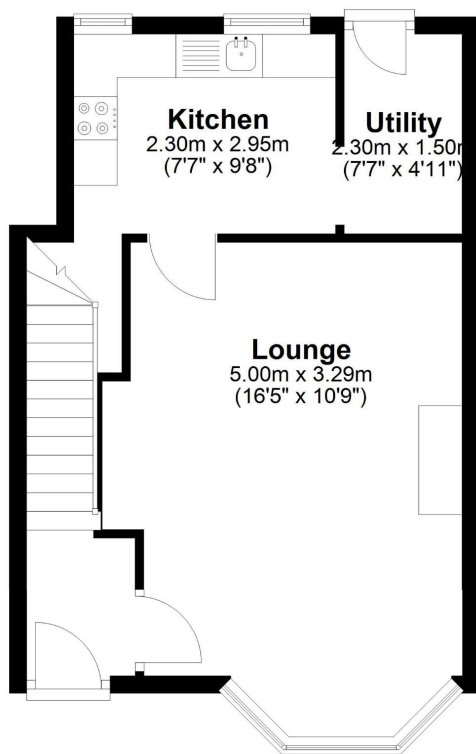
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





**Ground Floor**



**First Floor**

