



31 Clare Road, Cleckheaton, West Yorkshire, BD19 5HW

Attention FTB's, DOWNSIZERS or INVESTORS, this WELL PRESENTED two bedroom through terraced home is sold with no chain by a motivated seller. Handily located close to the local amenities and schools, it makes a great home and similar houses always sell well. Comprises hall, lounge, kitchen, two good sized bedroom, modern bathroom and rear garden. Benefits from GCH with Hive system & uPVC DG.

Asking Price £140,000

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HALL

LIVING ROOM 15'1" x 12'6" max (4.6m x 3.8m max)

Living flame effect gas fire and fireplace.

BREAKFAST KITCHEN 15'9" x 6'11" max (4.8m x 2.1m max)

Modern wall and base units, worktop, inset sink and mixer tap, plumbing for a washing machine. Gas cooker and cupboard housing boiler. Door to pantry and rear.

BEDROOM ONE 12'6" x 12'2" max (3.8m x 3.7m max)

Fitted wardrobes.

BEDROOM TWO 8'2" x 10'6" (2.5m x 3.2m)

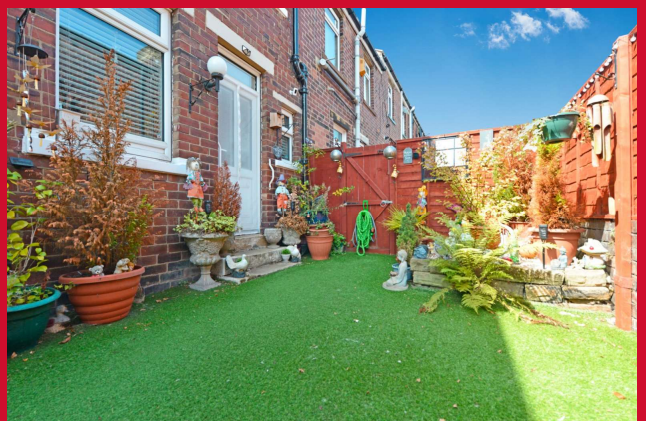
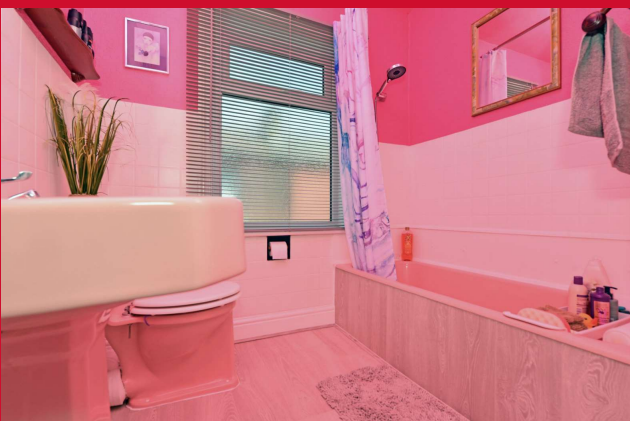
BATHROOM Three-piece bathroom suite including shower extension over cast iron bath, wc and sink with storage cupboard.

EXTERNAL Pleasant low maintenance garden to the rear.

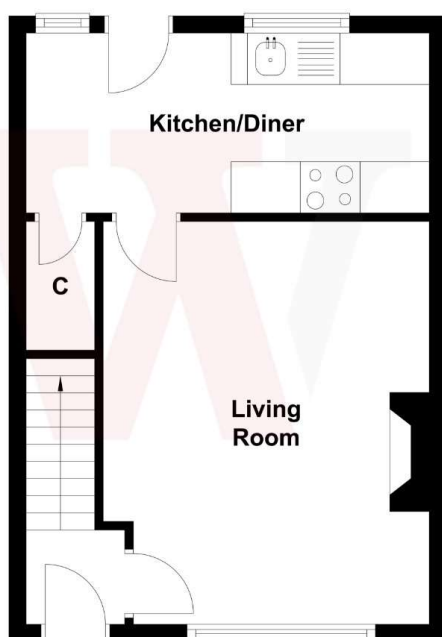
Please note there is a right of way across the rear of these row of terraces.

NOTES 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

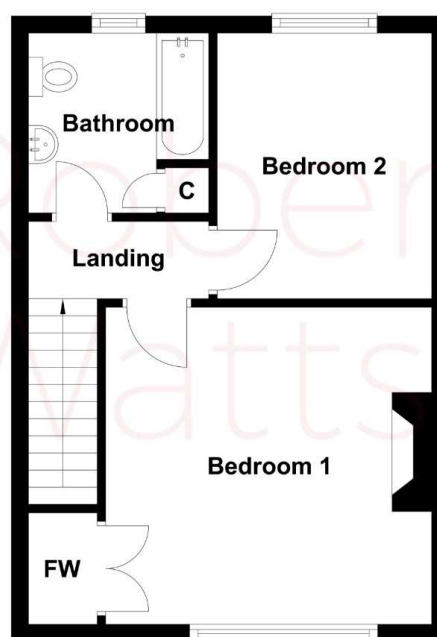
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		