



27 Laithe Hall Avenue, Spen Mill Grange, Cleckheaton, BD19 6UA

WELL PRESENTED, two bedroom top floor apartment situated on this popular development with OPEN ASPECT VIEWS to the rear. Offering easy access to Cleckheaton town centre as it overlooks the popular Greenway cycle/footpath adjacent and it is also within 0.5 miles of the M62 making it ideal for commuters, professional couples or FTB's as well as investors. Comprises hall, lounge, separate kitchen, two good sized bedrooms including one with ensuite shower room and modern bathroom. Benefits from allocated parking, GCH & uPVC DG and sold with NO CHAIN.

Asking Price £120,000

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HALL Communal ground floor entrance.

A welcoming hallway featuring an intercom system and the benefit of a useful storage cupboard.

LOUNGE 11'10" x 17'1" max (3.6m x 5.2m max)

A bright lounge with French doors opening to a Juliet balcony, enjoying an attractive green aspect and pleasant outlook.

KITCHEN 7'7" x 9'10" max (2.3m x 3m max)

An open plan kitchen fitted with wall and base units and worktops, incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven, four ring gas hob and extractor, with plumbing for an automatic washer, the space opens directly into the lounge.

MASTER BEDROOM 11'10" x 11'6" max (3.6m x 3.5m max)

A comfortable master bedroom within the apartment, benefitting from the convenience of an ensuite bathroom.

ENSUITE 12'2" x 8'2" max (3.7m x 2.5m max)

An ensuite bathroom fitted with a three piece suite comprising a shower cubicle, sink and WC.

BEDROOM 12'2" x 8'2" max (3.7m x 2.5m max)

A cosy bedroom offering a versatile space suitable for a range of furnishings.

BATHROOM A bathroom fitted with a three piece suite comprising a bath with shower extension, WC and sink.

OTHER INFORMATION Tenure:

Leasehold, as at January 2026 there are 979 Years and 10 months remaining.

Ground Rent £201 per annum / Service Charge £774 per annum.

Council Tax Band: B

EPC Rating: B

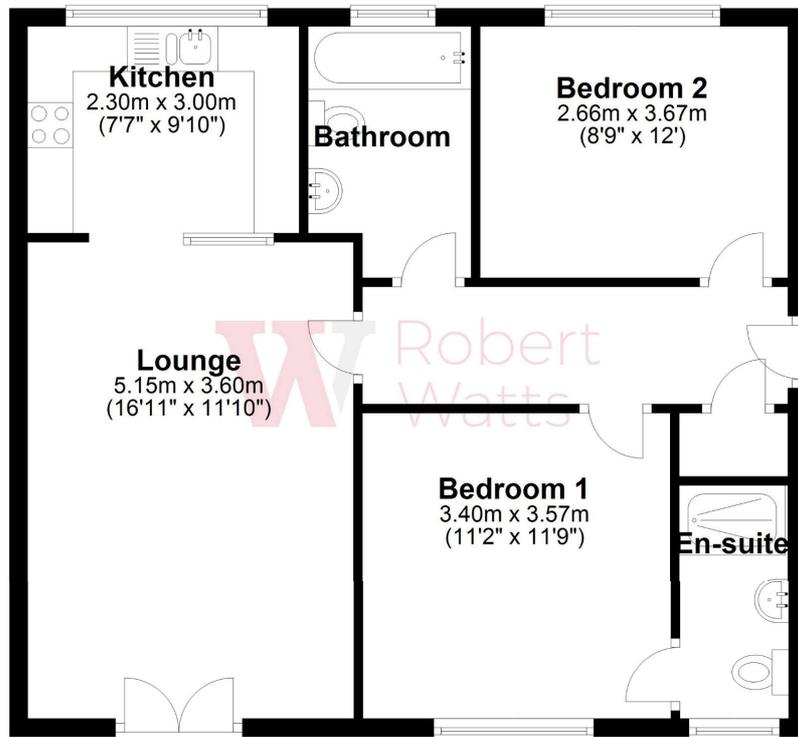
If you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents are required to do this by law. 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



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

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