



2 Highfield Terrace, Cleckheaton, West Yorkshire, BD19 3AR

Requiring a full modernisation but priced to reflect the work required, this TWO BEDROOM end terrace will appeal to FTB's, investors and downsizers. Similar terraces have sold well recently as they offer easy access to the local schools, amenities and park.

The house is sold with NO ONWARD CHAIN and comprises lounge, kitchen, two bedrooms and bathroom with small gardens to the front and rear. Benefits from GCH & uPVC DG.

Asking Price £90,000

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LIVING ROOM 16'5" x 11'6" max (5m x 3.5m max)

Gas fire and fitted cupboard and shelving. Irregular shaped room.

KITCHEN 10'2" x 8'10" max (3.1m x 2.7m max)

Modest range of wall and base units, sink, plumbed for automatic washing machine, double gas oven, hob and extractor. Wall mounted boiler. Irregular shaped room.

BEDROOM ONE 10'6" max x 10'2" max (3.2m max x 3.1m max)

Irregular shaped room.

BEDROOM TWO 10'6" max x 10'2" max (3.2m max x 3.1m max)

Storage cupboards. Irregular shaped room.

BATHROOM

Three piece suite comprising: WC, basin and bath with mixer tap.

OUTSIDE

Paved yard to the front with storage outhouse. Rear garden with outhouse and timber shed.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

PLEASE NOTE

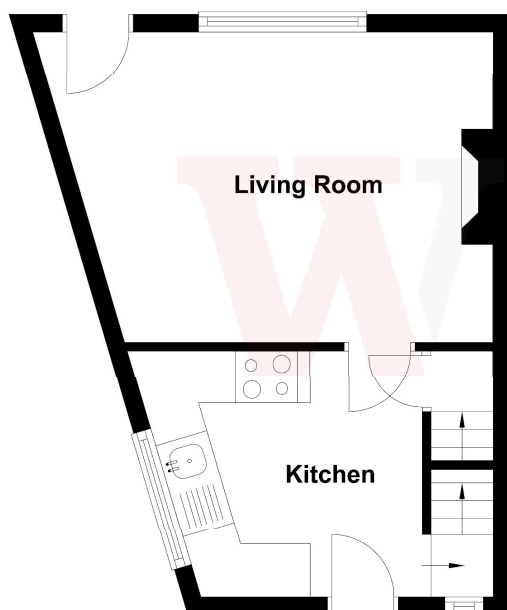
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

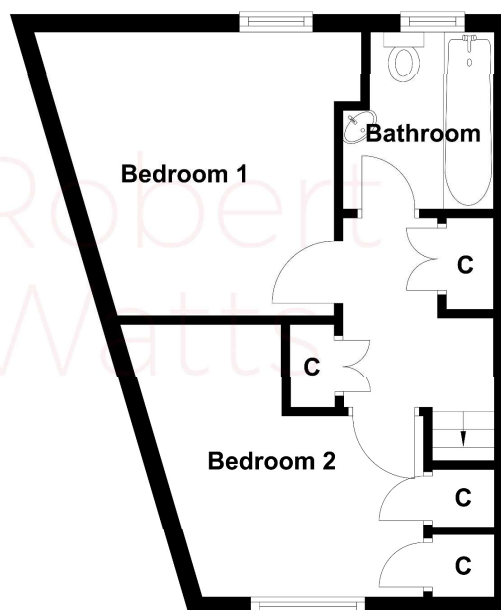
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		