



72 High Street, Cleckheaton, West Yorkshire, BD19 3PX

Imposing and DECEPTIVELY SPACIOUS, two bedroom, character end through terrace arranged over three floors. Handily situated for the local amenities and schools, it ideally suits FTB's or young families and offers a modern specification finish but has plenty of character which warrants an inspection. Extending to an impressive 893sqft footprint, it comprises sizeable dining kitchen and cellars on the ground floor, lounge, bathroom and rear access onto Claremont Street to the rear on the first floor with two bedrooms on the second floor. To the exterior is an enclosed yard/patio area to the side. Benefits from GCH and recently fitted boiler, uPVC double glazing and a replacement roof in 2025.

Asking Price £127,000

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GROUND FLOOR

ENTRANCE HALL

KITCHEN DINER 15'5" x 13'9" max (4.7m x 4.2m max)

Super sized, versatile room used as a living dining kitchen with a range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and access to rear cellar.

STORAGE CELLAR Having the benefit of natural light.

FIRST FLOOR

HALL Access onto Claremont Street to the rear.

LIVING ROOM 16'5" x 10'6" max (5m x 3.2m max)

With feature period ceiling cornicing.

BATHROOM Three piece suite comprising bath with central tap, wc and vanity sink. Tiling to walls.

SECOND FLOOR

BEDROOM ONE 15'9" x 12'6" max (4.8m x 3.8m max)

Double bedroom.

BEDROOM TWO 8'2" x 6'3" (2.5m x 1.9m)

EXTERIOR The property benefits from a yard area to the side.

PLEASE NOTE The cellar area forms a 'creeping freehold' under the adjoining house to the rear on Claremont Street and whilst we understand this is less than 25% of the overall floor space, this may affect the ability to obtain a mortgage - please check this with your mortgage broker, lender or solicitor prior to proceeding.

The occupants of two neighbouring houses have pedestrian right of way over the path at the side and further details on this are available on request.

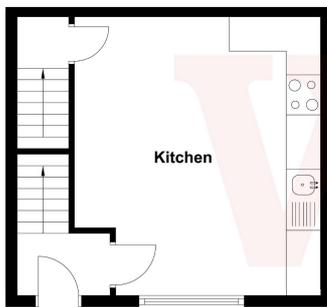
Teure - Freehold
Council Tax Band - A
EPC Rating - E

OTHER INFORMATION 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

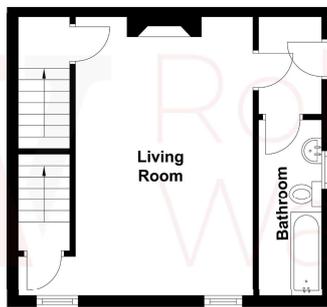
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		