



14 New Street, Rawfolds, Cleckheaton, BD19 5LL

A rare opportunity has arisen to purchase this bright DECEPTIVELY SPACIOUS two bedroom ground floor apartment overlooking the local park. Affordably priced to attract any number of buyers, including FTB's and those looking to downsize, who want an affordable option to a bungalow. Well maintained, but requiring some cosmetic improvement, it is sold with NO CHAIN and it benefits from a much lower service charge than most modern blocks. It comprises lounge, kitchen, double bedroom, good sized single bedroom and bathroom. Pleasant gardens to the front and rear with useful outside storage with a communal car park opposite. Benefits from uPVC DG & GCH. EPC - C.

Asking Price £100,000

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ENTRANCE HALL Private entrance with walk in storage.

LIVING ROOM 14'1" x 13'9" max (4.3m x 4.2m max)

A bright lounge featuring electric fire with room for a dining table & chairs.

KITCHEN 11'10" x 7'10" max (3.6m x 2.4m max)

Wall & base units, laminate worktop, sink, gas cooker point, plumbing for dishwasher, useful, good sized pantry which also houses wall mounted boiler & rear door to garden.

MASTER BEDROOM 12'2" x 10'10" max (3.7m x 3.3m max)

Fitted wardrobes & dressing table.

BEDROOM 11'2" x 6'11" max (3.4m x 2.1m max)

Good sized bright single room.

BATHROOM Three piece suite with bath, sink & WC. Plumbing for electric shower over bath.

EXTERIOR Pleasant lawned garden to front and low maintenance garden with open aspect to rear & views over communal land and the local park. Useful outhouse storage & communal car park opposite. On street parking also available in front of property.

PLEASE NOTE Tenure: Leasehold 125 year lease from 07/02/2016 -114 years remaining

Service Charge: £111.06 per annum (pa)

Ground Rent: £10 pa

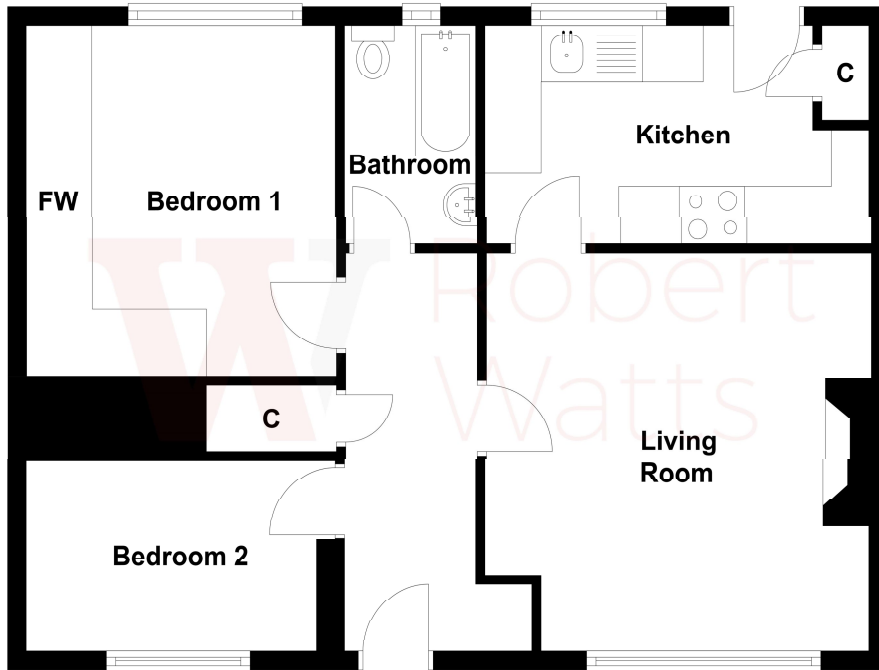
Council Tax Band: A

EPC - C

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		