



26 South Parade, Cleckheaton, West Yorkshire, BD19 3AA

FULLY REFURBISHED, two bedroom, rear back-to-back, end terrace with GARDEN. Ideally suited to FTB's, couples or small families the house is located in this handily accessible location with the schools and local amenities nearby. Sold with NO CHAIN and ideal for those who want to move in with little upfront cost it comprises hall, lounge with newly fitted kitchen area, cellar, two bedrooms and new bathroom. To the outside is a pleasant lawned garden with storage shed and outbuilding and the house benefits from GCH, uPVC DG, new carpets and a full redecoration.

Asking Price £115,000

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ENTRANCE PORCH

LOUNGE 15'1" (4.6) x 15'1" (4.6) plus 5'7" (1.7) x 4'3" (1.3) max

Open plan lounge and kitchen area with access to cellar.

CELLAR Wall mounted boiler and radiator.

KITCHEN Recently fitted range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring electric hob and extractor. Tiled walls and splash back.

BEDROOM ONE 10'2" x 9'2" max (3.1m x 2.8m max)

BEDROOM TWO 7'7" (2.3) x 4'11" (1.5) plus 6'3" (1.9) x 4'3" (1.3)

BATHROOM Recently fitted suite comprising glazed walk-in shower, vanity sink and wc. Chrome heated towel rail.

EXTERIOR The property benefits from a pleasant lawned garden area to the front with storage shed and outbuilding. Please note there are adequate rights of access over the neighbouring house to the front.

Tenure - Freehold

Council Tax Band _ A

EPC Rating - D

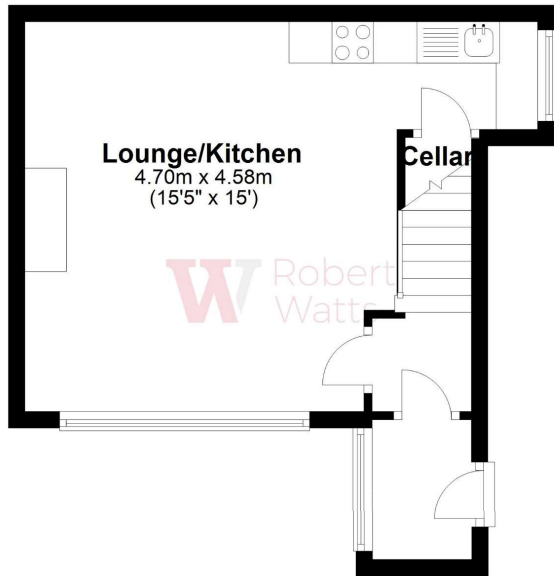
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

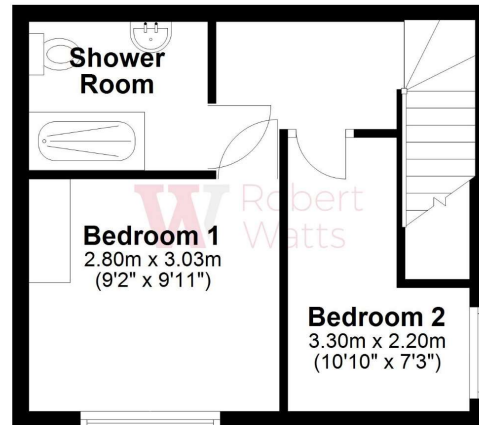
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		