



7 Neville Street, Marsh, Cleckheaton, BD19 5BX

An ideal opportunity has arisen for an investor, 'downsizer' or first time buyer to purchase this WELL PRESENTED, TWO BEDROOM 'quarter style' back to back. Handy situated for the bus station and local amenities of Cleckheaton, this style and type of house continues to sell well in this location. Realistically priced it comprises, hallway, lounge, separate kitchen, two bedrooms and three piece bathroom. Benefits from a small yard area, GCH and uPVC DG and offered with NO CHAIN.

Asking Price £105,000

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ENTRANCE HALL

LOUNGE 17'5" x 14'5" max (5.3m x 4.4m max)

Having gas fire.

KITCHEN 10'2" x 5'11" max (3.1m x 1.8m max)

Range of wall and base units, contrasting worktop, inset sink and mixer tap. Gas cooker and hob with extractor plus plumbing for auto washer.

FIRST FLOOR LANDING Wall mounted boiler.

BEDROOM ONE 11'6" x 9'10" (3.5m x 3m)

BEDROOM TWO 9'10" x 7'3" (3m x 2.2m)

BATHROOM Three piece suite comprising bath with electric shower over and glazed screen, hand wash basin and wc.

EXTERIOR Pebbled and paved yard area to the front and side.

Tenure - Freehold

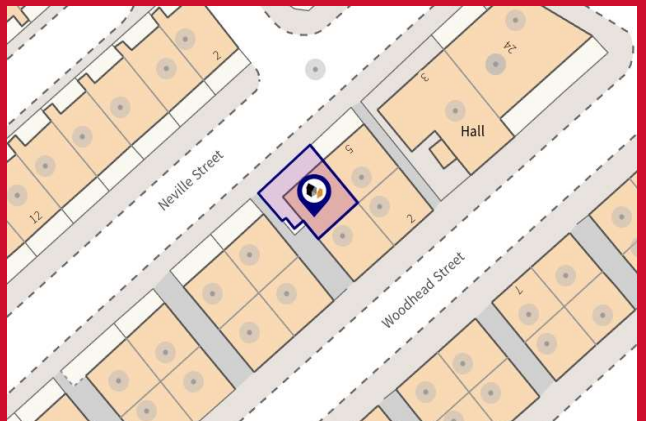
Council Tax Band - A

EPC Rating - D

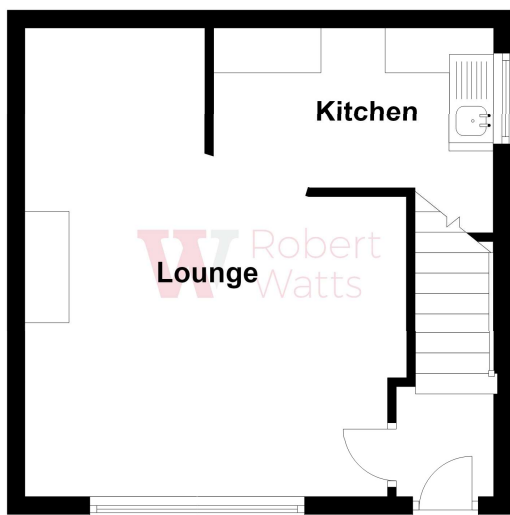
OTHER INFORMATION Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		