



9 Moorside, Cleckheaton, West Yorkshire, BD19 6JH

Realistically priced TWO BEDROOM, double fronted terraced house. Situated in this highly popular location offering easy access to the local amenities, schools and the M62 this lovely home suits downsizers, young family or first time buyers looking to get on the property ladder. Sold with NO CHAIN and requiring some updating but priced to reflect it comprises hall, lounge, breakfast kitchen, cellar, two bedrooms and modern shower room with garden area. Benefits from GCH & uPVC DG.

Asking Price £130,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL Period archway to staircase.

LIVING ROOM 15'1" x 15'1" max (4.6m x 4.6m max)

Dual aspect and fireplace with living flame fire.

BREAKFAST KITCHEN 15'1" x 7'7" max (4.6m x 2.3m max)

Wall & base units with worktop and sink, gas cooking point, plumbing for automatic washing machine and wall mounted boiler.

CELLAR With natural light.

FIRST FLOOR LANDING

MASTER BEDROOM 13'5" (4.1) x 9'6" (2.9) plus robes

Fitted wardrobes.

BEDROOM TWO 15'1" (4.6) x 7'7" (2.3) plus bulkhead

SHOWER ROOM Modern three piece suite with glass walk in shower, WC, sink and storage cupboard.

EXTERIOR Small garden area to the front.

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.

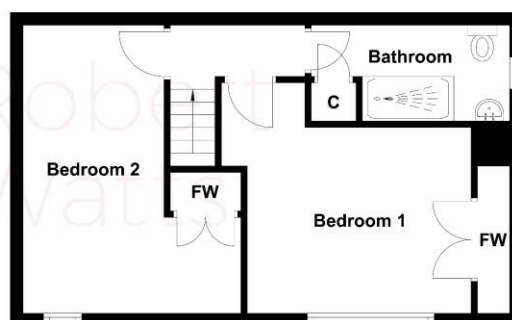
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		