



17 Taylor Street, Cleckheaton, West Yorkshire, BD19 5DZ

Attention FTB's, DOWNSIZERS or INVESTORS, this WELL PRESENTED, two bedroom through terraced home could be your next home with little upfront costs. Handily located close to the local amenities and schools, it makes a great home and similar houses continue to sell well. Comprises hall, lounge, kitchen, bathroom, two bedrooms and rear garden with storage. Benefits from GCH, EV Charger & uPVC DG.

Asking Price £120,000

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HALLWAY

LIVING ROOM 15'9" x 13'1" max (4.8m x 4m max)

Fireplace with living flame gas fire with pebbled effect finish.

Alcove cupboard with worktop with integrated fridge/freezer.

KITCHEN 12'6" x 4'11" max (3.8m x 1.5m max)

Wall and base units with contrasting work surfaces, sink with mixer tap, integrated microwave, electric oven and 4 ring gas hob, with extractor over. Plumbed for automatic washing machine. Small cellar area.

BATHROOM (GROUND FLOOR) Three piece suite comprising: WC, sink and bath with electric shower and glazed shower screen. Heated towel rail.

BEDROOM ONE 13'1" x 11'2" max (4m x 3.4m max)

Wall mounted boiler and hot water cylinder.

BEDROOM TWO 7'7" (2.3) x 6'7" (2.0) (+4'7" (1.4) x 3'11" (1.2)) max

OUTSIDE Low maintenance garden to the rear and 2 outside storage areas. EV charging point to front.

OTHER INFORMATION There is a pedestrian right of way for the benefit of 13 and 15 Taylor Street over the rear garden.

Tenure: Freehold

Council Tax Band: A

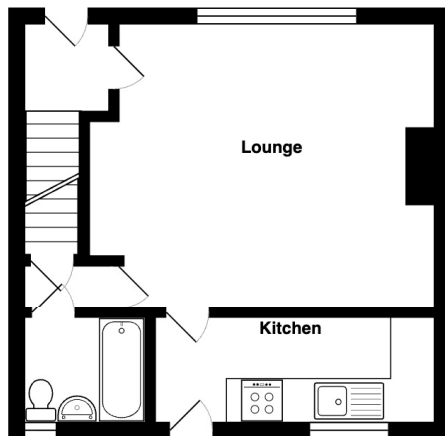
EPC Rating: C

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.

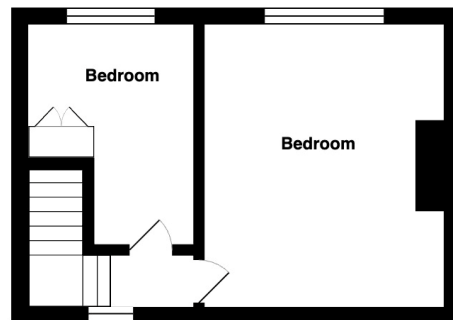
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor

Total Area: 55.9 m² ... 601 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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