Robert Watts

GETTING WEST YORKSHIRE MOVING



88 Mount Street, Cleckheaton, West Yorkshire, BD19 3QL

** SALE READY SALE ** QUICKER COMPLETION

Contact Cleckheaton Branch for further information. FULLY RENOVATED, WELL PRESENTED, two bedroom end, back to back terrace sold with NO CHAIN. Situated in this highly popular location close to the amenities, schools and Greenway cycle/footpath, it ideally suits FTB's or small families and is priced realistically to sell. Offering accommodation over three floors it comprises hall, lounge, newly fitted dining kitchen, useful lower ground floor storage room, two bedrooms and bathroom. Small yard to front and benefits from GCH & uPVC DG.

Asking Price £130,000

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ENTRANCE HALL

LOUNGE 14' (4.27) x 12' (3.66) + chimney breast
Dual aspect windows.

LOWER GROUND FLOOR External access. Tiled floor.

KITCHEN DINER 14' x 12' (4.27m x 3.66m)
Newly fitted kitchen with a range of wall and base units, worktops, inset sink and mixer with built in electric oven, hob and extractor. Plumbing for washing machine, metro wall tiling and tiled floor.

BASEMENT ROOM Useful storage area.

LANDING

BEDROOM 1 9' (2.74) x 8'11" (2.72) + recess

BEDROOM 2 9' x 5' (2.74m x 1.52m)

BATHROOM/W..C. White bathroom suite with shower over the bath, wc and sink.

OUTSIDE Small yard area to front.

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.

SALE READY PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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.











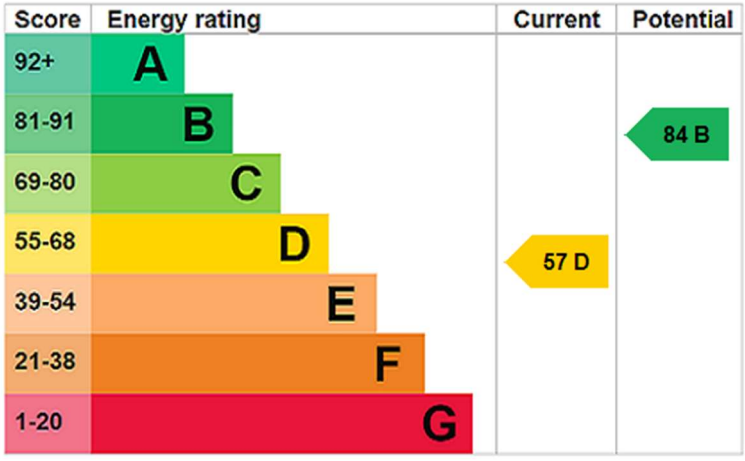






Lower Ground Floor **Ground Floor** **First Floor**





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