



109 Cleckheaton Road, Low Moor, Bradford, BD12 0HL

OFFERED WITH NO CHAIN! POPULAR RESIDENTIAL LOCATION! Viewing is strongly advised for this great FIRST TIME PURCHASE/INVESTMENT OPPORTUNITY. Inner town house which is in need of some cosmetic updating throughout and briefly comprising: entrance hall, lounge, kitchen. THREE first floor bedrooms and shower room. Externally there are pleasant gardens to the front and rear PLUS GARAGE! Well placed for many amenities to include, Sport centre, Train station, Motorway links, schools and restaurants. VIEWING IS STRONGLY ADVISED

£135,000

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ENTRANCE HALL

LOUNGE 12'2" x 15' (3.7m x 4.57m)

Bay window, feature fireplace and useful understair store

KITCHEN 12'3" x 8'10" (3.73m x 2.7m)

Wall cupboards and sink unit. Electric cooker point and plumbing for washer. Large pantry off and door leading to rear garden

FIRST FLOOR

BEDROOM ONE 12'3" x 10'3" (3.73m x 3.12m)

Feature, cast iron effect fireplace and store cupboard to alcove

BEDROOM TWO 9'2" x 9'2" (2.8m x 2.8m)

Fitted bedroom furniture

BEDROOM THREE 8'6" x 5' (2.6m x 1.52m)

Cupboard over stair

SHOWER ROOM

Shower cubicle, sink and W.C

OUTSIDE

Garden to the front. Enclosed garden to the rear with paved seating area and lawn, garden shed and garage

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

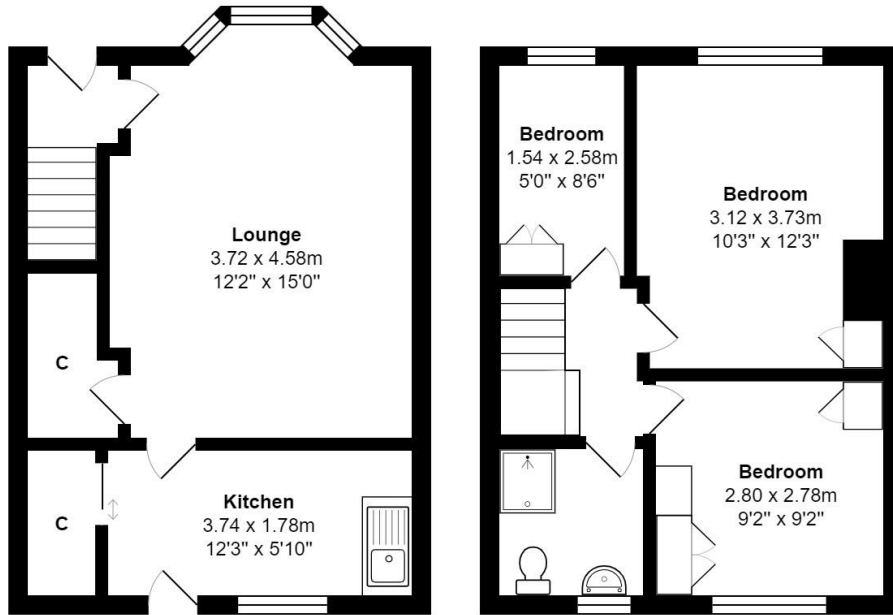
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 62.4 m² ... 672 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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