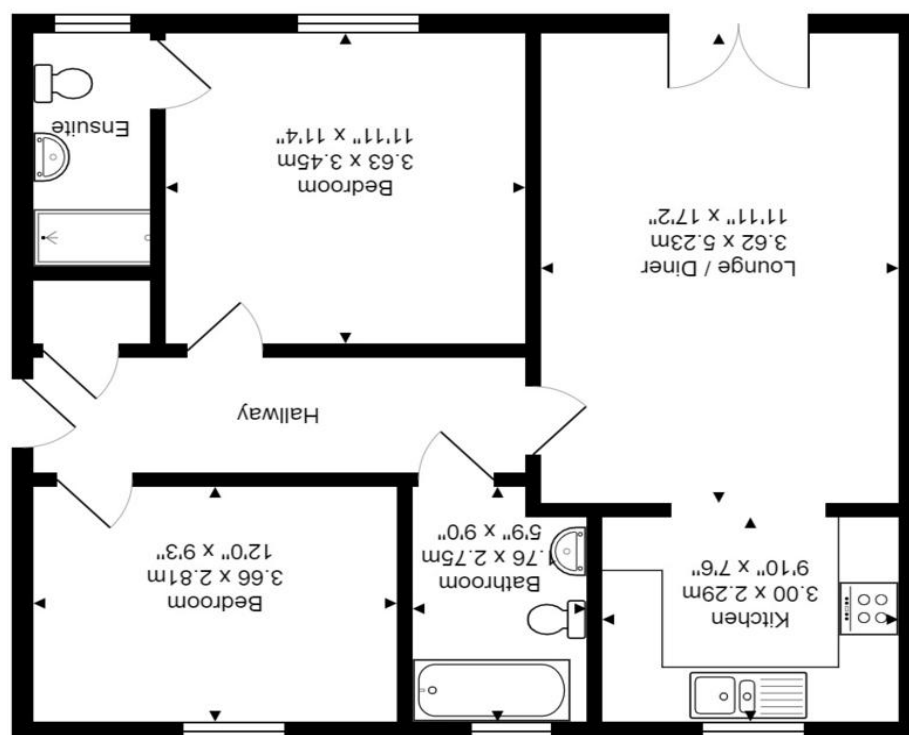


Total Area: 67.3 m² ... 724 ft²
All measurements are approximate and for display purposes only.
Accepted by either the agency or Box Property Solutions Ltd as to the exact measurements
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3rd Floor



123 Laithe Hall Avenue

Cleckheaton, BD19 6UA

Asking Price Of £119,995

- MODERN SPACIOUS TOP FLOOR APARTMENT
- NEWLY REFURBISHED
- LOUNGE, KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- COMMUNAL GROUNDS
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYER/INVESTOR



Full Description

DESCRIPTION

Barkers are delighted to offer to the market this modern spacious top floor apartment with NO ONWARD CHAIN, two double bedrooms and en-suite shower room to the master bedroom. Ideal for the First Time Buyer or Investor. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hallway, lounge, kitchen, two double bedrooms, en-suite and main bathroom. Externally the property has communal grounds and allocated parking.

ENTRANCE HALL

Composite part glazed entrance door leading into the lobby area with stairs leading up to the apartment. Access into the apartment via a part glazed door leading into the entrance hall with doors leading off into the lounge, bathroom, two double bedrooms.

LOUNGE

11' 11" x 17' 2" (3.63m x 5.23m)

Spacious open plan lounge area featuring French doors looking out over the rear of the property with archway leading into the kitchen, central heating radiator

KITCHEN

9' 10" x 7' 6" (3m x 2.29m)

Fitted with wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, electric oven with hob and extractor over. Plumbing for automatic washing machine, part tiled splashback, tiled flooring, central heating radiator, archway leading into the lounge area.

BEDROOM ONE

11' 11" x 11' 4" (3.63m x 3.45m)

Double bedroom with door leading into en-suite bathroom, central heating radiator.

EN-SUITE BATHROOM

Fitted with a three piece white suite comprising low flush WC, inset hand wash basin with vanity unit, shower cubicle, part tiled walls and lino flooring, central heating radiator.

BEDROOM TWO

12' 0" x 9' 3" (3.66m x 2.82m)

Double bedroom with far reaching views.

BATHROOM

5' 9" x 9' 0" (1.75m x 2.74m)

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, lino flooring, central heating radiator.



EXTERIOR

Allocated parking space and communal grounds, far reaching views.

DIRECTIONS

From our Cleckheaton office proceed up Cheapside and at the top turn right onto Northgate. Take the first right onto Horncastle Street then left onto Bradford Road (A638) then left onto Snelsins Lane, left again onto Snelsins Road continue on Snelsins Road until you reach Laihe Hall Avenue, turn left and the property can be identified by our For Sale board.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Leasehold property

Lease 999 years from when property was built

Ground rent £200 per year

Service charge £200 per quarter

