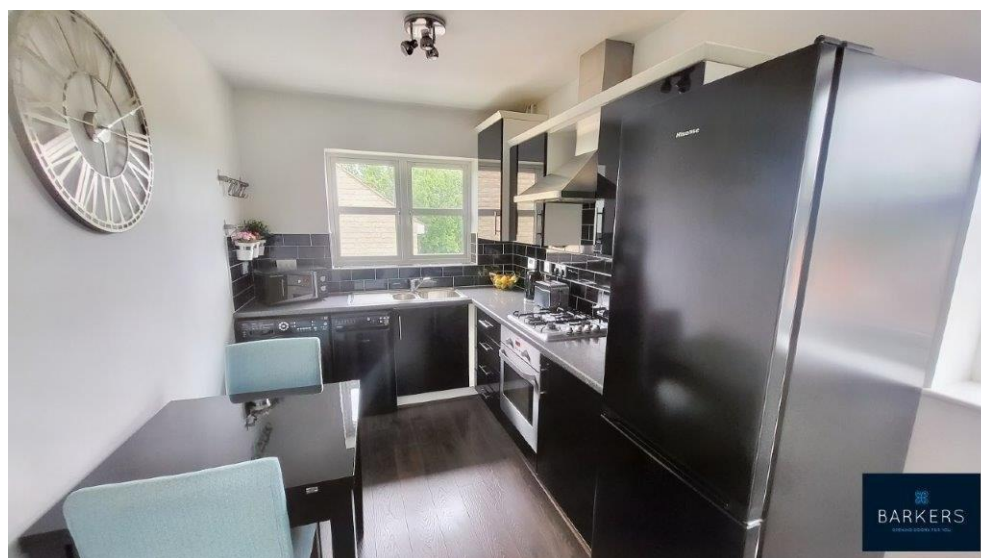




BARKERS

OPENING DOORS FOR YOU



8 Laithe Hall Avenue

Cleckheaton, BD19 6UB

Asking Price Of £125,000

Property Description

DESCRIPTION

Only by internal inspection can one truly appreciate this modern spacious top floor apartment finished to a high standard, ideal for the First Time Buyer or Investor. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises entrance hall, lounge, kitchen, two double bedrooms, dressing room/study area, house bathroom. Externally the property has communal grounds and allocated parking, intercom entry system.

ENTRANCE HALL

Composite part glazed entrance door leading into the lobby area with stairs leading up to the apartment. Access to the apartment via a solid door leading into the entrance hall with vinyl flooring and useful storage cupboard, loft access, doors leading off into the lounge, kitchen, bathroom and two double bedrooms.

BEDROOM ONE

10' 8" x 10' 0" (3.25m x 3.05m) Double bedroom.

BEDROOM TWO

9' 11" x 8' 8" (3.02m x 2.64m) Double bedroom with archway leading into a dressing room/study with a velux window.

DRESSING ROOM/STUDY

6' 4" x 7' 5" (1.93m x 2.26m) With velux window.

LOUNGE

10' 7" x 12' 4" (3.23m x 3.76m) Spacious room with modern décor.

KITCHEN

13' 7" x 7' 3" (4.14m x 2.21m) Fitted with modern wall and base units, complementary work surfaces, part tiled splashback, inset one and half bowl sink with mixer tap, electric oven with gas hob, chimney extractor, plumbing for dishwasher and washing machine, space for fridge/freezer, laminate flooring, two windows letting in lots of natural light.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Fitted with a modern white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, glass shower screen, part tiled walls, vinyl flooring, extractor fan, shaving point.

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road (A58) continue on Whitehall Road until you reach a left turning on Hunsworth Lane (B6121) continue onto Whitechapel Road then turn right onto Laithe Hall Avenue where the property will be found on the right.

ADDITIONAL INFORMATION

Tenure: Leasehold

Council Tax Band: B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Score of items such as bathroom suites are representative only and may not look like the real items. Made with Magic Snappy 360.

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

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