



BARKERS

OPENING DOORS FOR YOU



15 Prospect Road
Cleckheaton, BD19 3BN

Asking Price Of £119,950

Property Description

DESCRIPTION

Offered for sale with NO ONWARD CHAIN is this spacious two bedroomed mid-terraced property with uPVC double glazing and gas fired central heating. Situated with access to local amenities, M62 motorway network and local schools. The property does require some works. The accommodation over four levels and comprises: hallway, kitchen, lounge, two bedrooms, house bathroom. To the front of the property is a pebbled yard.

LOWER GROUND FLOOR

Part glazed entrance door leading into the kitchen with stairs leading to the first floor.

KITCHEN

15' 0" x 14' 0" (4.57m x 4.27m) Fitted with wall and base units, complementary work surfaces, tiled splashback, electric oven with gas hob, inset one and half bowl sink with mixer tap, plumbing for automatic washing machine, stairs to first floor, central heating radiator.

FIRST FLOOR

Door to shared courtyard and lounge, central heating radiator.

LOUNGE

15' 1" x 14' 4" (4.6m x 4.37m) Featuring a feature fireplace with gas fire, door leading into the hallway and stairs to second level, central heating radiator.

LANDING

Stairs leading to third floor landing with door leading off into house bathroom.

HOUSE BATHROOM

Fitted with modern three piece white suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with shower over, glass shower screen, storage cupboard, towel rail, part tiled walls, wood flooring.

BEDROOM ONE

12' 1" x 11' 0" (3.68m x 3.35m) Double bedroom with feature fireplace, walk in wardrobe, central heating radiator.

BEDROOM TWO

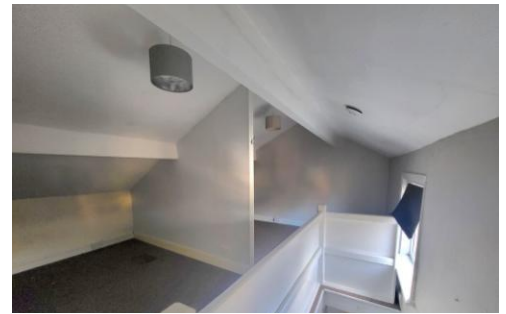
17' 5" x 15' 1" (5.31m x 4.6m) Double bedroom located on the top floor, central heating radiator.

EXTERIOR

Pebbled yard to the front with steps leading down to the basement kitchen and to the first floor lounge.

DIRECTIONS

From our Birkenshaw Office turn right onto Whitehall Road (A58) then turn left onto Hunsworth Lane then left onto Bradford Road (A638) then turn right onto Mount Street, right onto Whitdiffe Road (B6120) then turn left onto Prospect Road where the property will be identified.



Total Area: 96.5 m² / 1039 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

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