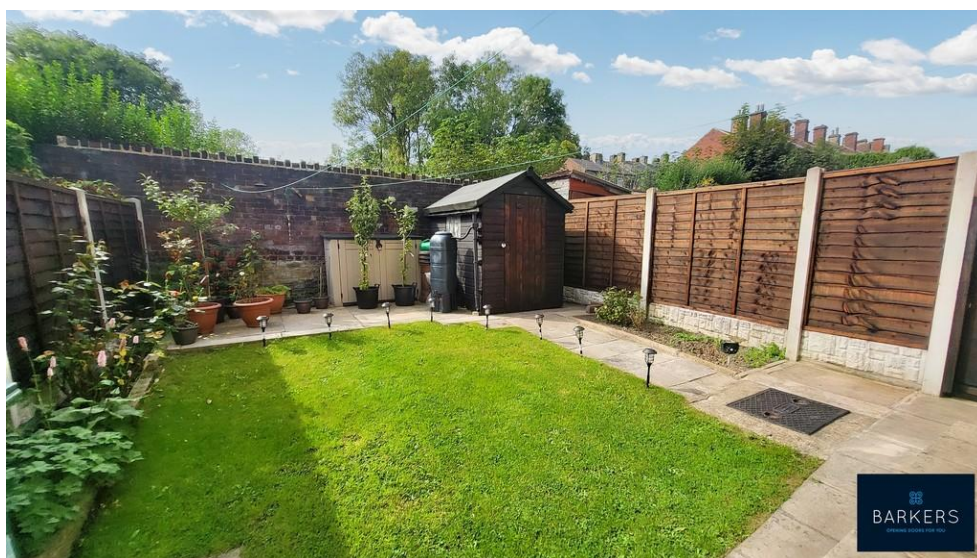




BARKERS

OPENING DOORS FOR YOU



11 South Parade

Cleckheaton, BD19 3AA

Asking Price Of £109,950

Property Description

DESCRIPTION

We are pleased to offer for sale this two bedroomed mid terraced property with uPVC double glazing and gas fired central heating, ideal for the First Time Buyer or Investor with access to local amenities, M62 motorway network and local schools. The accommodation comprises: lounge, kitchen, two bedrooms, house bathroom, lawned garden to the front with paved patio area ideal for outside entertaining.

ENTRANCE HALL

Composite part glazed front door leading into the lounge.

LOUNGE

13' 6" x 13' 9" (4.11m x 4.19m) Featuring a living flame gas fire with wood surround, marble back and hearth, laminate flooring, door to cellar, door to kitchen and stairs to first floor.

KITCHEN

4' 11" x 7' 8" (1.5m x 2.34m) Fitted with wall and base units, complementary work surfaces, inset one and half bowl stainless steel sink, electric oven with gas hob, built in extractor over, space for under counter fridge, plumbing for automatic washing machine, tiled splashback.

LANDING

Stairs leading to the first floor landing with doors leading off into two bedrooms and house bathroom, loft access.

BEDROOM ONE

8' 2" x 13' 8" (2.49m x 4.17m) With laminate flooring.

BEDROOM TWO

5' 7" x 5' 11" (1.7m x 1.8m) Single bedroom with laminate flooring.

HOUSE BATHROOM

4' 2" x 7' 10" (1.27m x 2.39m) Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with electric shower over, fully tiled walls, vinyl flooring, heated chrome towel rail.

EXTERIOR

Lawned garden area to the front of the property with planted borders, paved area ideal for outside entertaining, useful shed.

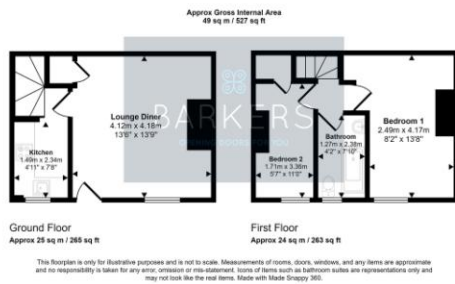
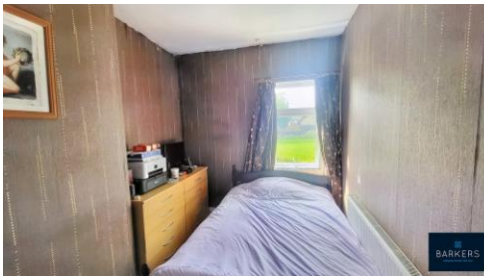
DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane, continue onto Whitechapel Road then left onto Kenmore Road then right onto Whitcliffe Road then left onto South Parade where the property will be found on the left hand side.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



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