



Brookfield View, Clekheaton,

£129,950

**** TWO BEDROOMS ** TOWNHOUSE ** WELL PRESENTED ** GARDEN ** PARKING ****

Excellent opportunity for a number of buyers to purchase this WELL PRESENTED two bedroom townhouse. Situated on this ever POPULAR DEVELOPMENT which is within walking distance of Cleckheaton Town Centre and excellent motorway links. Modernised by the current owners over the last few years to offer READY TO MOVE INTO ACCOMMODATION. Briefly comprises of a lounge, DINING KITCHEN, two first floor bedrooms and a house bathroom. To the outside there is ALLOCATED PARKING to the front of the property with an enclosed garden to the rear.



Excellent opportunity for a number of buyers to purchase this well presented two bedroom townhouse. Situated on this ever popular development which is within walking distance of Cleckheaton Town Centre and excellent motorway links. The property has been modernised by the current owners over the last few years to offer ready to move into accommodation. The accommodation briefly comprises of a lounge, dining kitchen, two first floor bedrooms and a house bathroom. To the outside there is allocated parking to the front of the property with an enclosed garden to the rear.

Lounge

14'11" x 10'5" (4.55m x 3.18m)

Having a living flame gas fire, marble inset and hearth, feature fireplace surround, under stairs storage cupboard, radiator and a double glazed window.



Dining Kitchen

10'3" x 8'12" (3.12m x 2.44m)

With fitted wall and base units, complementary work tops, stainless steel sink unit, tiled splash back, oven, hob, extractor hood, integral washing machine, radiator, double glazed window and a uPVC door leading to the rear garden.



First floor Landing

Bedroom One

13'3" x 11'8" (4.04m x 3.56m)

Having a double glazed window and a radiator.



Bedroom Two

Having a double glazed window and a radiator.

Bathroom

Fitted with a modern three piece suite comprising low flush Wc, panelled bath with a thermostatic shower over and a glass shower screen, vanity sink unit, tiled walls, storage cupboard and a chrome heated towel rail.



External Details

There is an enclosed garden to the rear with a lawn and decking area and allocated parking to the side.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		70	72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
P.L.P. Ltd			
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		72	73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
P.L.P. Ltd			

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