



Foldings Parade, Cleckheaton, BD19

£90,000

None

Tenure: Freehold, **Bedrooms:** 2

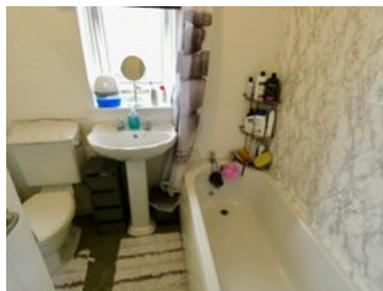
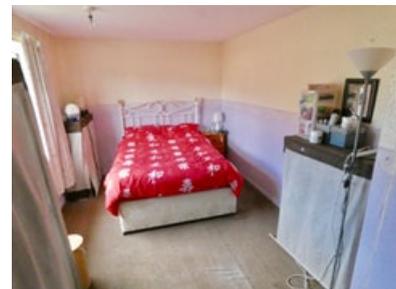
Deceptively spacious two double bedroom semi detached house located in a popular residential location. The property boasts two double bedrooms, kitchen with dining space, bathroom with three piece white suite, a good sized enclosed rear garden, useful external storage building and off street driveway

Key features:

- Two double bedrooms
- Semi detached
- Popular residential location of Scholes
- Kitchen with dining space
- Three piece white bathroom suite
- Enclosed rear garden
- Off street driveway parking
- External storage areas
- Close to local shops amenities and schools
- Easy access to M62 motorway network and the wider region
- Excellent transport links into Leeds and Bradford

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band A (£1174.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Deceptively spacious two double bedroom semi detached house located in a popular residential location. The property boasts two double bedrooms, kitchen with dining space, bathroom with three piece white suite, a good sized enclosed rear garden, useful external storage building and off street driveway parking. Situated in the popular residential location of Scholes, close to local shops amenities and schools, within minutes of the M62 motorway network and only a short drive to Cleckheaton, Bradford, Leeds and Halifax, making it an ideal location for commuting.

The accommodation comprises:

Hall

Radiator, double glazed entrance door.

Living Room 3.94m (12'11") x 3.85m (12'8") max

Double glazed window to front, coal effect gas fireplace, telephone point, TV point, double door to:

Kitchen/Dining Room 5.75m (18'10") x 1.61m (5'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, storage cupboard, double glazed entrance door to side, double glazed french doors to garden.

First Floor

Landing

Double glazed window to side, access to loft, storage cupboard.

Bedroom 4.85m (15'11") x 2.74m (9')

Double glazed window to front, storage cupboard.

Bedroom 3.68m (12'1") x 2.74m (9')

Double glazed window to rear, TV point.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure double glazed window to rear.

Floor plan:

Ground Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



First Floor

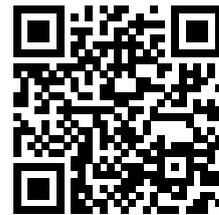
Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

MISREPRESENTATION ACT, 1967.

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