



**Moorside
Cleckheaton
West Yorkshire
BD19 6LE**

Offers in Excess of £166,000

bettermove

Moorside Cleckheaton

Bettermove are proud to present this larger than average 3 bedroom end of terrace house in Cleckheaton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available to the front of the property. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen with stone feature fireplace, log burner and big windows with views out in two directions, one across the street and the other across the lovely park with trees, grass and in the distance, a playground. The first floor consists of 3 bedrooms and two family bathrooms. The property also benefits from ample storage space throughout. The exterior boasts a shared rear garden, perfect for enjoying the summer months.

Located in the popular town of Cleckheaton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

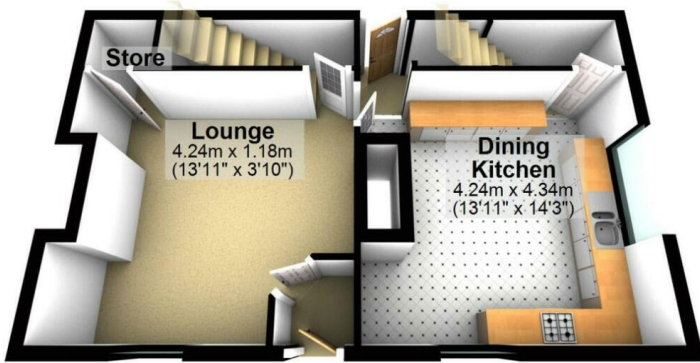
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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