



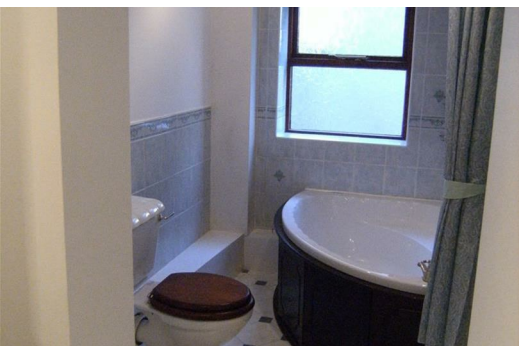
**Valley Road, Cleckheaton
Yorkshire BD19 3LJ**

£440

A spacious neutrally presented flat within a minutes drive from junction 26 of the M62 and within walking distance to Cleckheaton town centre, ideally suited to a professional couple or person.

The flat has economy 7 electric heating, double glazing and briefly comprises of: fitted kitchen, large living room with feature fire place, two double bedrooms and bathroom with three piece suite including corner bath and electric shower over the bath. Externally there is a small flagged patio area to the rear with discreet security lighting.

Sorry no pets, smokers or DSS / Housing Benefits claimants





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	