



## **351 Whitehall Road West, Hunsworth, Cleckheaton, West Yorkshire, BD19**

**NO CHAIN:** Well appointed Semi Detached that is very sensibly priced to encourage an early sale. The house occupies an elevated plot position, with steps to reach the front door. Provides 3 Bedrooms and would make an perfect buy for first time buyers.

The accommodation comprises: Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £175,000**

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# 351 Whitehall Road West, Hunsworth, Cleckheaton, West Yorkshire,

## ENTRANCE HALL

### LOUNGE 11' x 11' (3.35m x 3.35m)

Feature fireplace.

### DINING KITCHEN 13' x 13' (3.96m x 3.96m)

Fitted kitchen with a range of base and wall units, worktops and sink unit. Free standing cooker. Useful understairs storage cupboard.

## LANDING

### BEDROOM 1 12' x 9' (3.66m x 2.74m)

Fitted wardrobe.

### BEDROOM 2 10 x 8' (10 x 2.44m)

Fitted wardrobe.

### BEDROOM 3 7' x 6' (2.13m x 1.83m)

### BATHROOM/W.C. 6' x 6' (1.83m x 1.83m)

White 3 piece bathroom suite with shower over the bath.

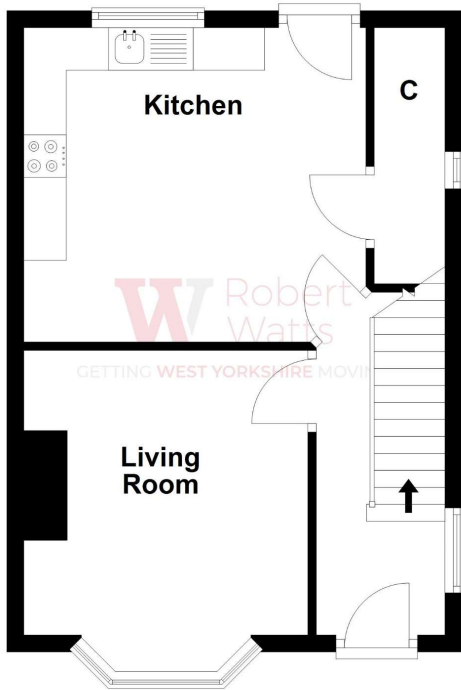
**OUTSIDE** Occupies an elevated position, with steps to reach the house. Pleasant low maintenance back garden.

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

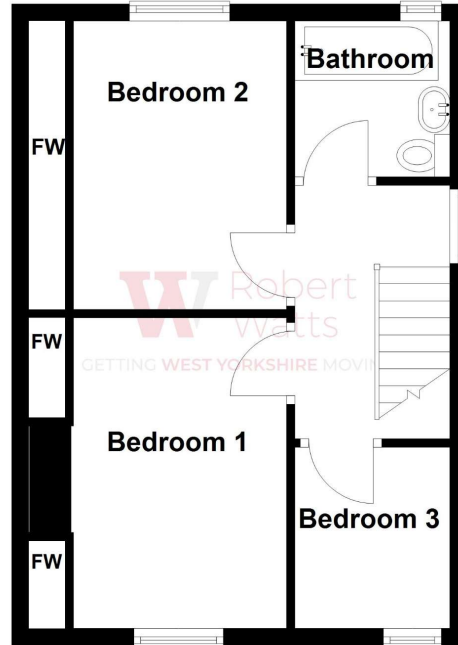
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



**Ground Floor**



**First Floor**



**351 Whitehall Road West**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		