



8 Wadsworth Court, Cleckheaton, BD19 3UN

Guide Price £435,000 - £445,000.

SUPERBLY PRESENTED, FIVE BEDROOM detached home situated on this popular modern development. Occupying a good sized corner plot set back from the cul-de-sac and is situated within walking distance of the well regarded schools, this makes a SUPER FAMILY HOME. Offering sizeable footprint over three floors it offers an immaculate finish throughout and comprises hall, two reception rooms, breakfast kitchen, utility, wc, three first floor bedrooms, including master ensuite and family bathroom with two second floor bedrooms which are ideal for teenagers. Having ample driveway parking and double garage with a pleasant landscaped lawned garden to the rear. Benefits from GCH with recently fitted boiler, uPVC DG and alarm.

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ENTRANCE HALL Spacious hallway with useful storage/cloaks cupboard.

GUEST WC Vanity sink and wc.

LOUNGE 21' x 10'2" max (6.4m x 3.1m max)

Dual aspect room having limestone fireplace and French doors leading onto garden.

DINING ROOM 10'10" x 8'10" (3.3m x 2.7m)

KITCHEN 12'6" x 9'6" max (3.8m x 2.9m max)

Modern range of wall and base units incorporating contrasting granite worktops, one and a half bowl inset sink and mixer tap. Integral double electric oven, four ring gas hob plus extractor. Integral fridge freezer and dishwasher and tiled flooring.

UTILITY 7'7" x 6'3" max (2.3m x 1.9m max)

Wall and base units incorporating sink unit. Plumbing for auto washer and vent for dryer. Cupboard housing boiler.

FIRST FLOOR LANDING Airing/storage cupboard.

BEDROOM ONE 15'1" x 12'6" max (4.6m x 3.8m max)

Double room with fitted wardrobes and wall mounted TV point.

EN SUITE Three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and floor.

BEDROOM TWO 11'10" x 10'2" (3.6m x 3.1m)

Double bedroom.

BEDROOM THREE 8'6" x 7'3" (2.6m x 2.2m)

BATHROOM Modern three piece suite comprising P-shaped bath with shower over and glazed shower screen, vanity sink and wc. Tiled walls and floor.

SECOND FLOOR

BEDROOM FOUR 15'1" x 11'6" max (4.6m x 3.5m max)

Double room having fitted wardrobes.

BEDROOM FIVE 11'10" x 10'2" (3.6m x 3.1m)

Double room having useful eaves storage.

EXTERIOR The property occupies a corner plot set back from the cul-de-sac with a double driveway to the front providing ample off street parking leading to double garage measuring 18' x 17'9 (5.5m x 5.4m) with power. Delightful landscaped and well stocked rear garden with lawned area and paved patio. Extra strip of wooded area to the rear giving a degree of privacy. Please note some of the mature trees have Tree Preservation Orders.

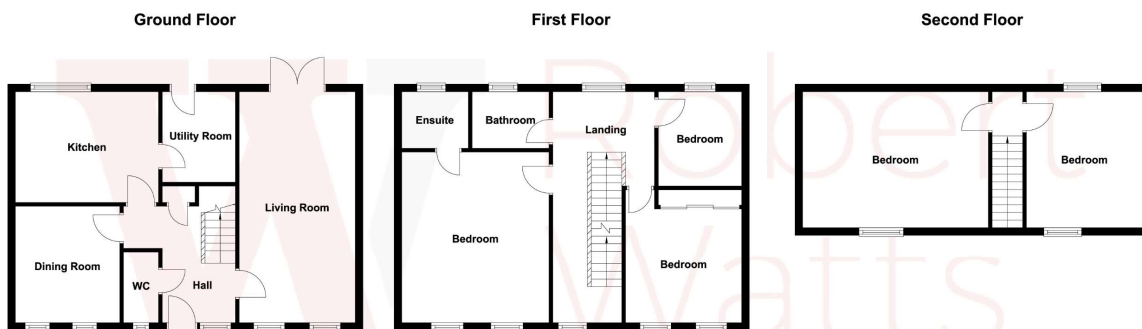
Tenure - Freehold

Council Tax Band E

EPC - C

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(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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