



17 Highmoor Lane, Hartshead Moor Top, Cleckheaton, BD19 6LW

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

RECENTLY REDUCED! WELL PRESENTED, three bedroom, extended semi-detached property which benefits from LOVELY OPEN ASPECT VIEWS. Easily accessible for Cleckheaton and Brighouse amenities, the well regarded local schools and the M62, this family home offers a modern specification finish throughout and is sold with NO CHAIN. Comprises hall, lounge, open plan extended dining kitchen and WC with three first floor bedrooms and bathroom. To the exterior is a lawned garden and ample off street parking driveway to the front leading to a single detached garage. To the rear is a lawned and decked garden enjoying the fine views and the house benefits from GCH, uPVC double glazing and alarm. EPC D.

Offers in excess of £210,000

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Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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ENTRANCE PORCH

HALLWAY Leaded timber door.

LIVING ROOM 11'10" x 11'10" (3.6m x 3.6m)

Feature plinth uplighting.

KITCHEN DINER 15'1" (4.6) x 9'10" (3) max + 7'10" (2.4) x 7'10" (2.4) max

'L' Shaped extended open plan kitchen with a modern range of wall and base units, timber worktops & breakfast bar and one a half bowl sink with mixer tap. Integrated oven, hob, microwave, dishwasher, fridge/freezer and washing machine. Side door.

GUEST CLOAKROOM WC and hand wash basin.

BEDROOM ONE 11'10" x 9'2" max (3.6m x 2.8m max)

BEDROOM TWO 10'6" x 9'2" (3.2m x 2.8m)

Lovely views to the rear.

BEDROOM THREE 7'3" x 5'11" max (2.2m x 1.8m max)

BATHROOM Modern three-piece suite comprising 'P' shaped bath with integral shower and glazed screen, vanity sink and WC. Tiled walls and floor and chrome wall mounted towel heater.

EXTERNAL Lawned garden to front. Driveway to side providing ample off street parking and leading to single garage. Decked and lawned garden to rear enjoying the open aspect views which offers the potential to further extend the house, subject to planning

TENURE Freehold.

EPC Rating D.

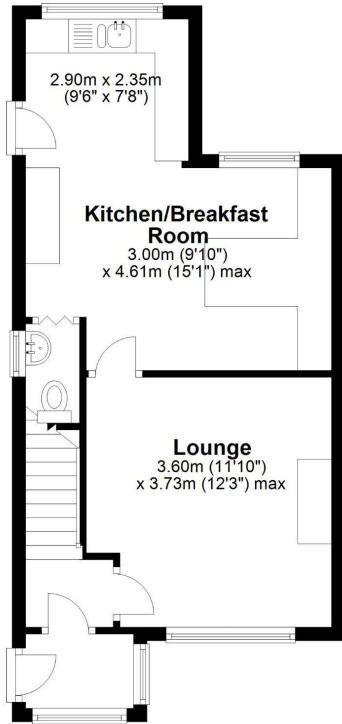
Council Tax Band B.

FAST TRACK PACKS This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

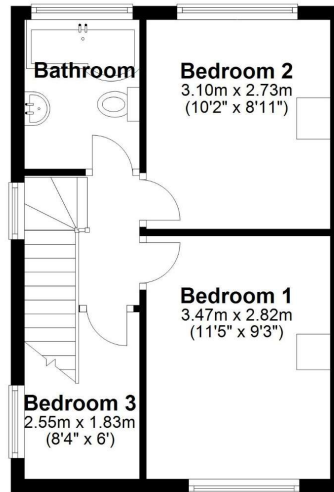
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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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