



19 Westcliffe Road, Cleckheaton, BD19 3NW

Rare Opportunity – Spacious Detached, True Bungalow with Exceptional Versatility & Sizeable Plot.

A rare opportunity to acquire this substantial two-bedroom detached bungalow, occupying a generous 0.2 acre plot with extensive garages, ample parking and outstanding potential for a variety of uses. Ideally suited to families, downsizers and those seeking space to accommodate a semi-commercial venture (subject to any necessary consents), this lovely home offers a combination of versatility, practicality and convenience.

Offering spacious and flexible living throughout with hall, utility, lounge, dining kitchen, two double bedrooms and shower room with impressive driveway parking and multiple garages offering excellent storage, workshop space or potential for business-related use. The generous plot also provides attractive gardens and plenty of outdoor space to enjoy and offers great potential to extend (subject to planning). Situated in a highly convenient location close to well-regarded schools, local amenities and transport links.

Asking Price £330,000

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ENTRANCE PORCH/UTILITY 6'11" x 5'11" max (2.1m x 1.8m max)

Plumbing for automatic washing machine.

INNER HALLWAY Walk in storage and rear access.

Boarded loft with ladder access.

LIVING ROOM 20' x 11'6" max (6.1m x 3.5m max)

Limestone fireplace with electric fire.

KITCHEN DINER 15'1" x 12'10" max (4.6m x 3.9m max)

Wall & base units, worktop, inset sink & mixer tap, double integral electric oven, four ring gas hob with extractor fan, plumbing for dishwasher, cupboard housing modern boiler and tiled walls.

MASTER BEDROOM 14'5" x 13'1" max (4.4m x 4m max)

Double bedroom including vanity sink.

BEDROOM TWO 14'5" x 10'10" max (4.4m x 3.3m max)

Double bedroom.

BATHROOM Three piece shower room with glass shower cubicle, WC and sink.

EXTERIOR 23' x 16'5" (7m x 5m)

Good sized plot of c. 0.2 acres with lawned garden to front and a good degree of privacy. Ample block paved driveway parking to side with electric gates.

Storage buildings including x2 garages measuring c. 23' x 16'5 (7m x 5m), a workshop and larger than average single garage.

Pleasant patio and lawned garden to rear which offers great potential to extend the house, subject to planning.

OTHER INFORMATION 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.



