



3 Royd Wood, Cleckheaton, Yorkshire, BD19 5JN

A DECEPTIVELY SPACIOUS split level, THREE/FOUR BEDROOM detached property that could suit a multitude of buyers. Formerly a traditional bungalow which now has a large lower ground floor extension, its VERSATILE FOOTPRINT suits traditional, more mature bungalow buyers who want single floor living as well as a growing family who would make use of both levels. Situated in this popular location off Hightown Road, it comprises spacious hallway, living room, bathroom, a double bedroom and dining kitchen on the ground floor. On the lower ground floor level there are two double bedrooms which overlook the rear garden along with the sizeable laundry room (formerly a bedroom) and occasional 4th bedroom/office (there is no natural light in this room). There is also great potential to change around the current layout by creating an en-suite or additional bathroom. To the front is driveway parking and single garage and garden with a lovely tiered rear lawned garden with large decking area to the rear as well as two sheds.

Asking Price £280,000

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ENTRANCE PORCH Leading to ...

ENTRANCE HALL

LOUNGE 15'5" (4.7) x 12'2" (3.7) max plus bay

Having fireplace and contemporary style electric fire.

KITCHEN DINER 21' x 11'6" max (6.4m x 3.5m max)

Range of wall and base units incorporating contrasting work top, inset sink and mixer tap, gas oven and grill and extractor. Integral fridge and plumbing for dishwasher. Door to side.

BEDROOM ONE 13'1" x 10'2" max (4m x 3.1m max)

Fitted wardrobes and bulk head cupboards.

BATHROOM Three piece suite comprising bath with integral shower over, vanity sink and wc. Tiling to walls.

LOWER LEVEL HALL Having useful storage cupboard.

BEDROOM TWO 11'2" x 8'6" (3.4m x 2.6m)

Double bedroom.

BEDROOM THREE/UTILITY 11'2" x 11'2" max (3.4m x 3.4m max)

Having sink and plumbing for auto washer but was formerly a bedroom.

BEDROOM FOUR 9'6" x 7'3" (2.9m x 2.2m)

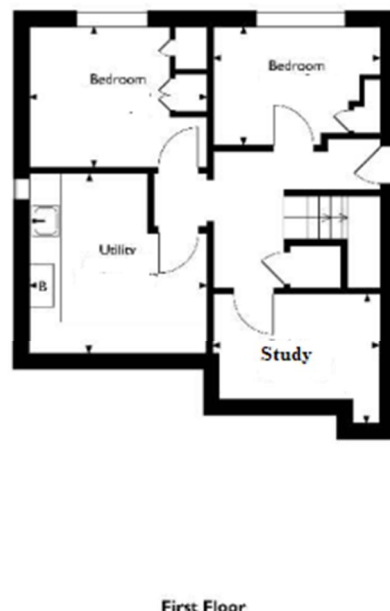
OCCASIONAL ROOM/OFFICE 9'6" x 6'11" (2.9m x 2.1m)

Useful room but no natural light.

EXTERIOR The property benefits from driveway parking to the front with single integral garage measuring 5.0m x 2.6m, car port and lawned garden. Pleasant tiered garden to the rear with paved patio, lawned and decked areas. Two timber sheds.

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.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		