



### **347 Whitehall Road West, Hunsworth, Cleckheaton, BD19 4EE**

A WELL PRESENTED, three bedroom semi detached house situated in this popular residential location offering easy access to the motorway networks and the surrounding amenities and local schools. Finished to an **STYLISH & CONTEMPORARY** finish by the current owners, the house suits growing family buyers and comprises hall, lounge, open plan dining kitchen, three first floor bedrooms and bathroom. To the front is a lawned garden area and a South facing, landscaped lawned garden with useful garden room/home office with power. Benefits from GCH & uPVC DG and sold with NO CHAIN.

**Asking Price £195,000**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

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

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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## ENTRANCE HALL

### LOUNGE 14'1" x 13'9" max (4.3m x 4.2m max)

Bay window and spot lighting.

### KITCHEN DINER 16'9" x 10'2" max (5.1m x 3.1m max)

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven and hob, integral dishwasher and plumbing for auto washer. Metro tiled walls and cupboard housing boiler. Cupboard housing boiler and double doors to garden.

### BEDROOM ONE 12'6" x 10'10" (3.8m x 3.3m)

Double bedroom.

### BEDROOM TWO 10'10" x 10'6" (3.3m x 3.2m)

Double bedroom.

### BEDROOM THREE 6'7" x 5'11" (2m x 1.8m)

**BATHROOM** Three piece suite comprising bath with shower extension and glazed screen, vanity sink and wc. Chrome heated towel rail and vanity mirror. Tiling to walls.

**EXTERIOR** The property benefits from a lawned garden and paved patio to the front.

Low maintenance pleasant paved patio to the rear with decked area. Outhouse/home office measuring 10'10 x 5'11 (3.3m x 1.8m) having the benefit of power.

Tenure - Freehold

Council Tax Band - B

EPC Rating -

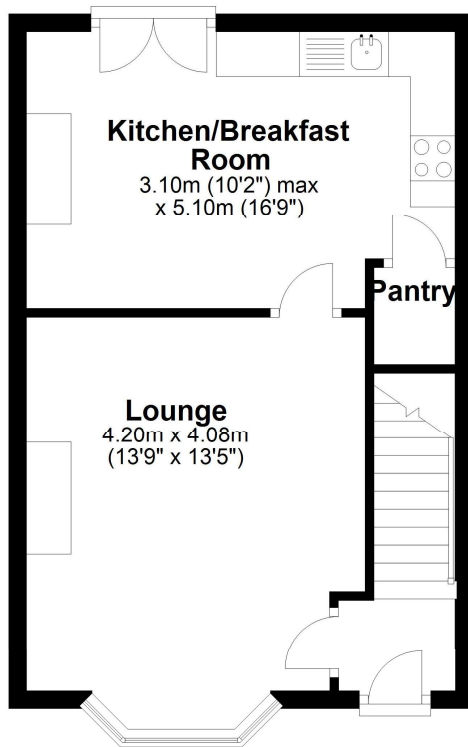
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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

