



190 Whitechapel Road, Cleckheaton, West Yorkshire, BD19 6HR

A SUPERBLY PRESENTED, three bedroom, EXTENDED cottage which offers both period charm and contemporary style and finishings. Set back from Whitechapel Road with ample blocked paved double driveway parking, it has been refurbished and extended by the current owners and warrants an internal inspection. Handily accessible for the well regarded schools, near the popular Greenway cycle/footpath and within 0.5 miles from the town centre amenities it is an ideal FAMILY HOME and comprises hall, WC, lounge, dining room/play room, modern dining kitchen and cellar with three first floor bedrooms and bathroom. Pleasant low maintenance rear garden and decking to the rear and benefiting from GCH & uPVC DG. EPC - TBC

Asking Price £185,000

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ENTRANCE HALL

GUEST WC Having vanity sink unit and wc.

LOUNGE 17'5" x 13'9" max (5.3m x 4.2m max)

Feature fireplace and back lit stove effect electric fire. Beamed ceiling.

DINING ROOM/PLAYROOM/STUDY 11'2" x 9'2" (3.4m x 2.8m)

Versatile room with double glazed doors to lounge and plantation style window shutters.

CELLAR Having wall mounted boiler.

KITCHEN DINER 15'9" x 7'3" max (4.8m x 2.2m max)

Range of modern wall and base units incorporating Quartz work tops, inset one and a half bowl sink and mixer tap. Integral electric oven and hob plus extractor. Plumbing for auto washer and double doors leading to garden.

BEDROOM ONE 15'1" x 11'2" max (4.6m x 3.4m max)

BEDROOM TWO 10'10" x 9'10" max (3.3m x 3m max)

BEDROOM THREE 7'10" x 6'11" (2.4m x 2.1m)

BATHROOM Three piece modern suite comprising integral shower over bath, hand was basin and wc. Tiling to walls.

EXTERIOR The property benefits from a pleasant low maintenance artificial lawned garden with decked area to the rear with open outlook. Set back from Whitechapel Road with a block paved double driveway parking to the front with garden area.

OTHER INFORMATION Tenure - Freehold

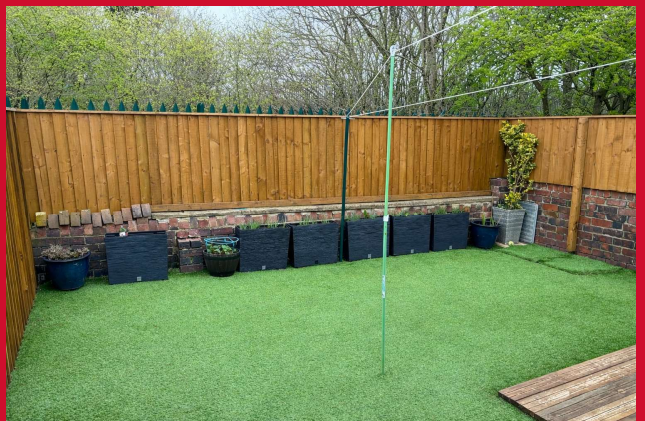
Council Tax Band - A

EPC Rating - TBA

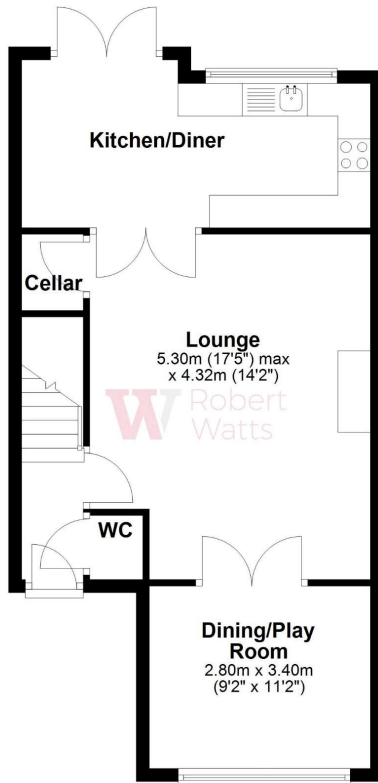
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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

