



1 Kenmore Way, Cleckheaton, West Yorkshire, BD19 3EL

IMMACULATELY PRESENTED, extended FOUR BEDROOM, TWO BATHROOM semi detached offering a spacious and versatile footprint. Situated in this ever popular location which is perfectly situated for the well regarded local schools and amenities it makes a GREAT FAMILY HOME. Offering a stylish and contemporary feel throughout it comprises hall, lounge, living/dining room, modern kitchen diner, utility, wc and conservatory with four bedrooms, the master with ensuite and family bathroom. Occupying a good sized end plot there is driveway and single garage with a pleasant lawned garden and paved patio areas. Benefits from GCH with modern boiler, uPVC DG and alarm. EPC

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£315,000

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HALL French doors to the garden.

LOUNGE 13'9" x 10'10" max (4.2m x 3.3m max)

Fireplace with glazed fronted electric fire.

RECEPTION/DINING ROOM 17'5" x 10'6" max (5.3m x 3.2m max)

Versatile room which could be used as another bedroom with its own side entrance. Double doors leading to conservatory.

CONSERVATORY 9'10" x 8'6" max (3m x 2.6m max)

Radiator and door to garden.

KITCHEN DINER 16'5" x 9'6" max (5m x 2.9m max)

Modern wall and base units with tiled backsplash, complimentary worktops, inset sink 1.5 basin sink and mixer tap. Double integral electric oven, five-ring gas hob and extractor with integral dishwasher. Door to garden.

UTILITY ROOM 7'3" x 5'11" max (2.2m x 1.8m max)

Sink unit and plumbing for washer.

WC WC and vanity sink.

BEDROOM ONE 17'9" x 10'6" max (5.4m x 3.2m max)

Far-reaching views.

ENSUITE BATHROOM Three-piece bathroom suite, including bath with integral shower and glazed shower screen, vanity sink and WC with vanity mirror.

BEDROOM TWO 13'9" x 10'2" max (4.2m x 3.1m max)

Far-reaching views.

BEDROOM THREE 10'2" x 9'10" max (3.1m x 3m max)

BEDROOM FOUR 9'10" x 6'3" max (3m x 1.9m max)

Bulkhead storage.

BATHROOM Three-piece modern shower room with glazed shower cubicle, vanity sink and WC. Tiled walls and flooring with chrome wall mounted towel heater.

EXTERNAL Pleasant landscaped garden with lawned area and patio to the rear. Driveway leading to a single detached garage but please note there is no lowered kerb at present off Kenmore Road. Low maintenance paved garden to side and front.

Boarded loft

Modern boiler and GCH

uPVC double glazing

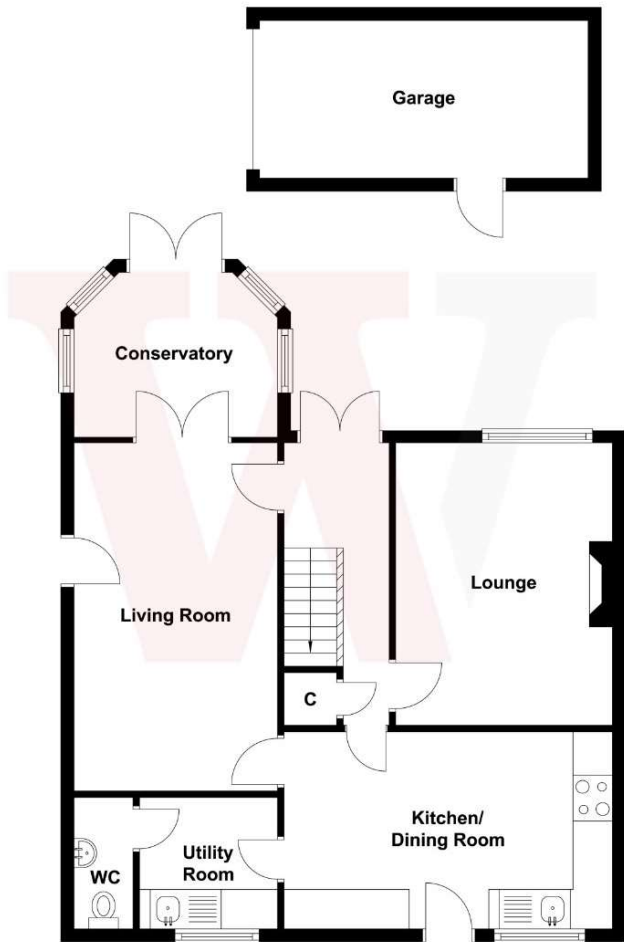
Alarm

NOTES 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

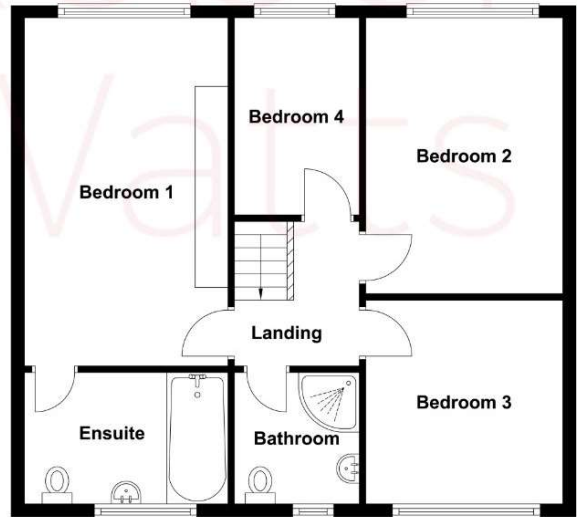
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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