



15 Teasel Close, Hightown, WF15 8BJ

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information.

WELL PRESENTED, three bedroom end townhouse situated on this always popular modern development. Located in Hightown with easy access to the local schools and amenities of Cleckheaton, it offers spacious rooms sizes as it is one of the larger style house footprint. Ideally suiting FAMILY BUYERS it is sold with NO CHAIN and comprises hall, WC, two reception rooms, kitchen, three bedrooms including master ensuite and family bathroom. Tandem driveway parking and single garage to the side with pleasant rear garden. Benefits from GCH and uPVC DG.

Asking Price £210,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

15 Teasel Close, Hightown, WF15 8BJ

ENTRANCE HALL

GUEST WC Hand wash basin and wc.

LOUNGE 15'5" (4.7) x 13'5" (4.1) max plus bay

Fireplace and electric fire and useful understairs storage.

DINING ROOM 10'6" x 8'2" (3.2m x 2.5m)

Double doors to lounge and to rear garden. The dividing wall to the kitchen could easily be removed to create a spacious open plan dining kitchen, subject to obtaining building consent.

KITCHEN 10'6" x 8'2" max (3.2m x 2.5m max)

Range of wall and base units incorporating contrasting work top and one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer with cupboard housing wall mounted boiler. Door to the rear.

FIRST FLOOR LANDING Cupboard housing hot water tank.

BEDROOM ONE 10'6" x 10'2" max (3.2m x 3.1m max)

Double bedroom having fitted wardrobes.

EN SUITE Three piece suite comprising glazed shower cubicle, electric shower, hand wash basin and wc.

BEDROOM TWO 11'10" x 8'6" (3.6m x 2.6m)

Double bedroom.

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

BATHROOM Three piece suite comprising bath, hand wash basin and wc.

EXTERIOR 18'1" x 8'10" (5.5m x 2.7m)

The property benefits from ample tandem driveway parking to the side with single garage measuring 18' x 8'10 (5.5m x 2.7m) with power. Pleasant low maintenance paved garden to the rear with outside tap.

SWIFT MOVE PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Tenure - Freehold

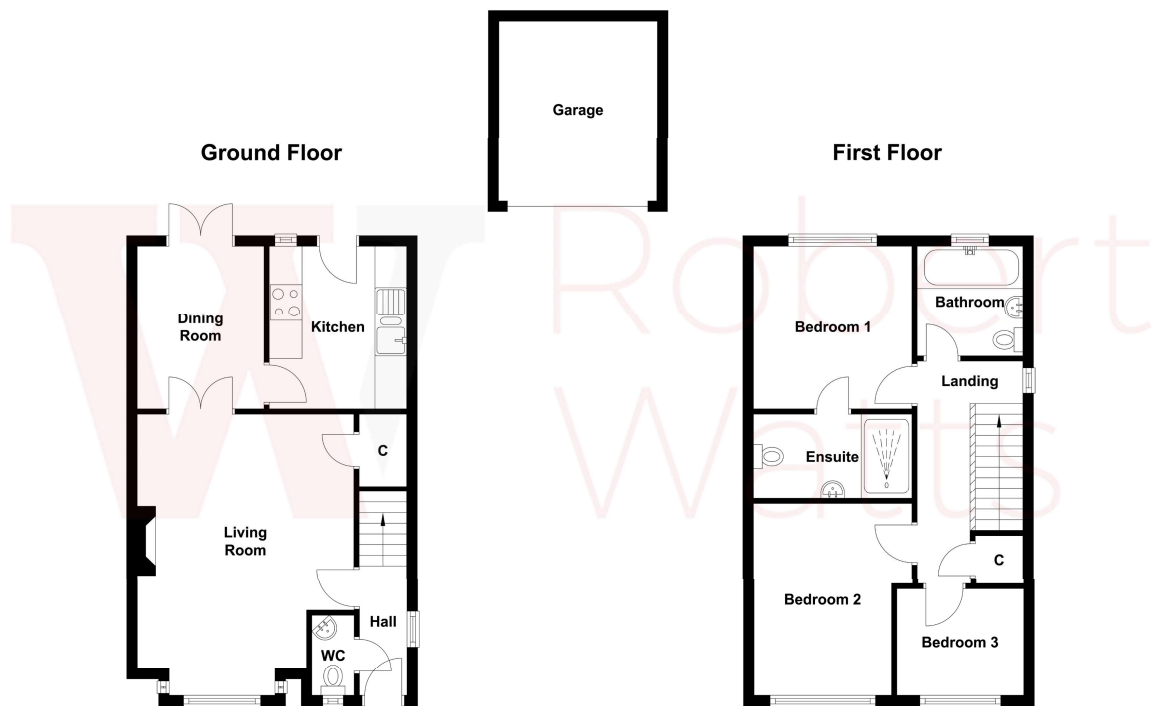
Council Tax Band - C

EPC Rating - C

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		