



6A York Place, Cleckheaton, West Yorkshire, BD19 3PA

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

GUIDE PRICE £155000 - £160,000

WELL PRESENTED, DECEPTIVELY SPACIOUS three bedroom end terrace house. Recently refurbished, it now offers new carpets and decoration and with a MODERN SPECIFICATION. Handily accessible location close to the local amenities and schools, making it ideal for FTBs as well as growing family buyers.

Guide Price £155,000

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](#)

6A York Place, Cleckheaton, West Yorkshire, BD19 3PA

GROUND FLOOR

LIVING ROOM 17'5" x 15'9" max (5.3m x 4.8m max)

Dual aspect room.

BREAKFAST KITCHEN 15'5" x 8'6" max (4.7m x 2.6m max)

Modern range of wall and base units with breakfast bar, inset sink and mixer tap, Metro style wall tiling, integrated electric oven, hob and extractor over, plumbed for automatic washing machine. Cupboard housing boiler. Rear door leading to garden.

CELLAR

FIRST FLOOR

BEDROOM ONE 12'6" (3.8) x 9'10" (3) plus doorway

Double bedroom.

EN SUITE Modern three piece suite comprising WC, vanity sink and glazed shower cubicle. Tiled wall and flooring.

BEDROOM TWO 10'2" x 9'6" max (3.1m x 2.9m max)

Double bedroom.

BEDROOM THREE 8'2" (2.5) x 5'11" (1.8) plus 6'7" (2) x 2'7" (0.79) max

Roof light.

BATHROOM Modern three piece suite comprising WC, vanity sink, bath. Tiled walls and floor. Heated towel rail.

OUTSIDE Block paved garden area to the front with potential off-street parking. Yard to the rear and access onto Claremont Street.

SWIFT MOVE PACKS 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.

OTHER INFORMATION Tenure: Freehold

EPC Rating:

Council Tax Band: A

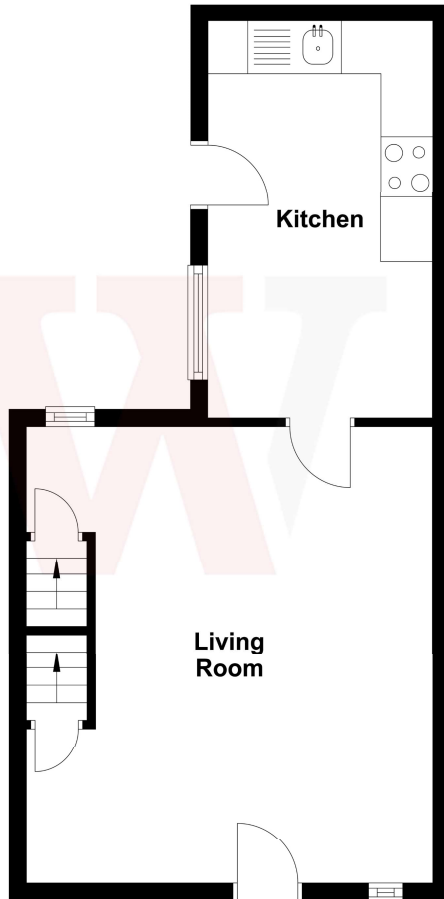
AML CHECKS If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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

