



19 Hill Street, Cleckheaton, West Yorkshire, BD19 3NP

WELL PRESENTED, three bedroom semi detached house which is ideal for growing families or even FTB's. Offering a good sized footprint, the house is being sold at a realistic asking price and has been greatly improved by the current owners. Situated close to the local amenities & well regarded schools, it comprises porch, hall, open plan lounge and dining room, modern kitchen, three bedrooms & modern bathroom. There is a pleasant lawned garden to both front and rear with driveway parking & detached garage. Benefiting from GCH with HIVE control, CCTV, alarm & uPVC DG. EPC D.

Asking Price £185,000

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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE WITH DINING AREA 21'4" x 13'5" max (6.5m x 4.1m max)

Open plan, dual aspect living space with lighted granite fireplace and electric fire. Wall mounted TV point.

KITCHEN 9'10" x 7'10" (3m x 2.4m)

Modern range of wall and base units incorporating contrasting work tops, breakfast bar area, inset sink and mixer tap. Integral electric oven, Neff induction hob plus extractor. AEG Steam oven. Plumbing for auto washer and useful pantry. Wall mounted boiler. Side door.

BEDROOM ONE 11'2" x 9'10" (3.4m x 3m)

Front facing double bedroom.

BEDROOM TWO 10'6" x 9'10" max (3.2m x 3m max)

Rear facing double bedroom with fitted wardrobes.

BEDROOM THREE 6'11" x 6'7" max (2.1m x 2m max)

LOFT Partially boarded loft providing useful storage.

BATHROOM Three piece modern suite comprising P shaped bath with shower and screen, vanity wash basin and wc. Tiled walls, lit vanity mirror with shaver/toothbrush socket built in and chrome heated towel rail.

EXTERIOR The property benefits from driveway parking to the side leading to single garage with electric. Pleasant lawned garden to rear and garden to the front.

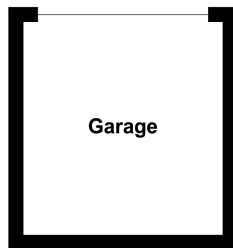
Tenure - Freehold

Council Tax Band - B

EPC Rating - D

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

