



12 West End Drive, Cleckheaton, BD19 6JD

Always popular on this cul-de-sac development, this FOUR BEDROOM detached makes a super FAMILY HOME. Ideally situated for the well regarded schools and local amenities, the house offers a good sized footprint and comprises hall, lounge/diner, breakfast kitchen, WC, four bedrooms and modern bathroom. Driveway parking and garage with pleasant lawned gardens to both front and rear. Benefits from GCH & uPVC DG. EPC rating C.

Asking Price £315,000

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

12 West End Drive, Cleckheaton, BD19 6JD

HALLWAY

GUEST CLOAKROOM With WC and vanity sink.

LIVING ROOM/DINING 20'4" x 14'1" max (6.2m x 4.3m max)

Fireplace with gas fire and siding doors to garden.

BREAKFAST KITCHEN 13'1" x 9'10" max (4m x 3m max)

Range of wall and base units, worktops and one-and-a-half sink with mixer tap. Integrated oven with four ring gas hob and extractor fan. Plumbing for washing machine. Wall mounted boiler and side door.

BEDROOM ONE 13'5" x 9'2" (4.1m x 2.8m)

Double bedroom.

BEDROOM TWO 14'1" x 10'6" (4.3m x 3.2m)

Double bedroom.

BEDROOM THREE 9'10" (3) x 7'3" (2.2) max inc bulkhead

BEDROOM FOUR 9'10" x 7'7" (3m x 2.3m)

BATHROOM Modern three piece suite comprising bath with integrated shower and glazed screen over, WC and hand wash basin. Tiled walls and chrome, wall mounted towel heater.

EXTERNAL Driveway parking to the front leading to detached garage with electric door. Pleasant lawned garden to rear which is West facing with paved patio, sun canopy and electric window shutters. Lawned garden to front.

ADDITIONAL INFORMATION Freehold

Council Tax Band D

EPC Rating C

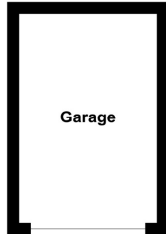
Mortgages

We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

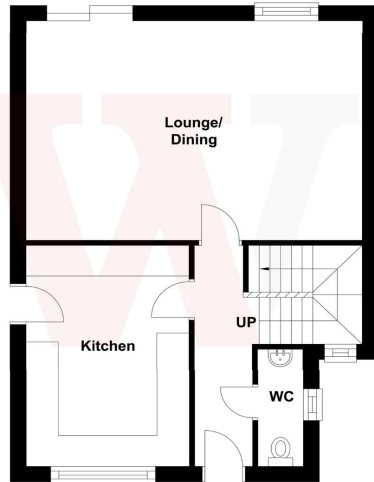
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

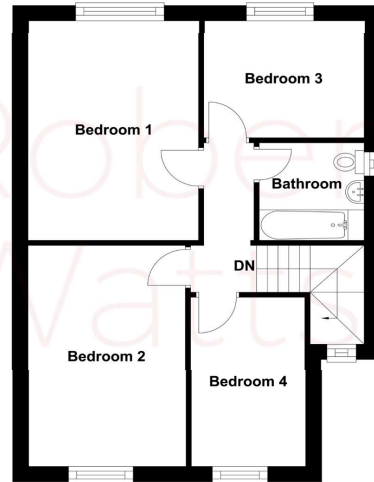




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 878878
 cleckheaton@robertwatts.co.uk
 robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark