



## 40 Hightown Road, Cleckheaton, BD19 5JS

A SUPERBLY PRESENTED, EXTENDED semi detached house offering a contemporary and stylish finish throughout. Situated in this highly popular location this makes a super FAMILY HOME as it offers easy access to the local amenities and schools. It has been finished to a modern finish by the current owners and comprises hall, lounge, stunning, recently fitted open plan living kitchen with island and bi-folding doors to the garden, three bedrooms and modern bathroom. Driveway parking and single storage garage with landscaped rear lawned garden with home office/garden room. Benefits from recently fitted uPVC DG, GCH and alarm.

**Asking Price £269,950**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

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

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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**HALLWAY** With useful under stairs storage.

**LIVING ROOM 14'1" x 11'2" max (4.3m x 3.4m max)**

Fireplace with living flame gas fire.

**DINING KITCHEN 18'1" x 15'9" max (5.5m x 4.8m max)**

Stunning open plan kitchen diner with recently fitted wall and base units with quartz work surfaces and island breakfast bar, induction hob and feature rising extractor. Integrated twin electric oven, inset sink and mixer tap, range of integral appliances including fridge freezer, auto washing machine, dishwasher and wine cooler. Pendant lighting, bi-folding doors leading to the garden offering excellent natural light, useful pantry and door to the side.

**BEDROOM ONE 14'1" x 13'5" max (4.3m x 4.1m max)**

Fitted robes and dressing table.

**BEDROOM TWO 10'10" x 10'6" (3.3m x 3.2m)**

**BEDROOM THREE 10'2" (3.1) x 6'7" (2.0) max inc bulk head**

**BATHROOM** Modern three piece suite electric shower over bath with glazed shower screen, vanity sink and WC, chrome heated towel rail and storage cupboard with wall mounted boiler. Tiling to walls and floor.

**EXTERNAL 7'3" x 6'11" (2.2m x 2.1m)**

Property benefits from a driveway to the front for off street parking with single storage garage.

Attractive, landscaped paved patio and raised artificial lawn to the rear with further patio area which is West-facing and enjoys the afternoon sun.

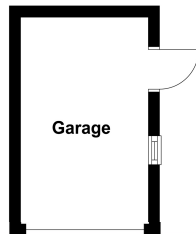
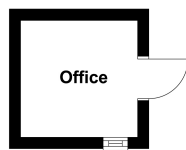
Timber detached summerhouse/home office with power measuring 7'3 x 6'11 (2.2m x 2.1m) which is great for those who WFH with power. Garden has outside lighting.

**OTHER INFORMATION** EPC Rating: TBC

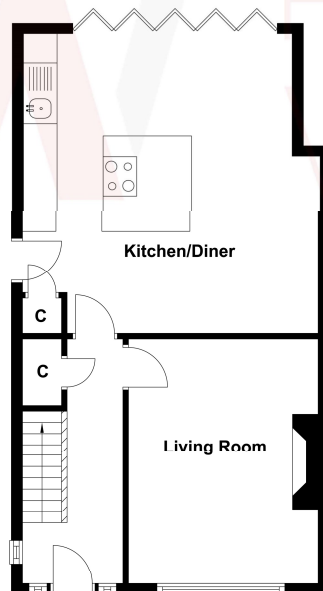
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

