



108 Whitcliffe Road, Cleckheaton, Yorkshire, BD19 3DR

DELIGHTFUL COTTAGE situated in this ever popular location offering two bedrooms with large OCCASIONAL ATTIC room. Properties on Whitcliffe Road continue to sell well as they offer easy access to the town centre amenities, local schools and the motorway network yet offer a more suburban feel and we expect strong interest in the subject. This lovely end terrace benefits from a DRIVEWAY to the side providing off street parking as well as a single garage. Internally it offers accommodation over four floors including cellar and attic and comprises porch, lounge, breakfast kitchen, two first floor bedrooms, spacious four piece bathroom as well as useful and sizeable occasional attic room which we understand was converted in the 1970's. The house benefits from uPVC double glazing and gas central heating and includes a low maintenance garden to the front and rear.

Asking Price £190,000

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_

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ENTRANCE PORCH

LOUNGE 15'5" x 14'9" max (4.7m x 4.5m max)

Feature fireplace and living flame gas fire. Dual aspect room giving excellent natural light. Door through to...

BREAKFAST KITCHEN 12'6" x 12'2" max (3.8m x 3.7m max)

Range of wall and base units with complementary worktop and inset sink. Electric oven and four ring gas hob. Plumbing for auto washer and access to rear porch and....

CELLAR

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 14'9" x 9'2" max (4.5m x 2.8m max)

Exposed timber floor.

BEDROOM TWO 12'6" (3.8) x 9'2" (2.8) plus wardrobes

Fitted wardrobes in alcoves.

BATHROOM Spacious bathroom having four piece suite comprising glazed shower cubicle, WC, bath and sink. Exposed timber floor.

SECOND FLOOR

OCCASIONAL ATTIC ROOM 14'5" (4.4) x 7'7" (2.3) plus 9'2" (2.8) x 7'10" (2.4) max

Having dormer window. We understand this was converted in the 1970's and it may be possible to gain retrospective building consent to class it as an allocated bedroom and we recommend all interested parties make their own enquiries with Kirklees Planning Dept.

EXTERIOR The property occupies an end plot with driveway to the side providing ample off street parking and single detached garage. To the front is a low maintenance garden and a further low maintenance garden to the rear.

Please note the driveway belongs to no. 108 Whitcliffe Road and our clients own the righthand garage but there is a pedestrian right of access to the lefthand garage which can be used for storage purposes only by 112 Whitcliffe Road.

Please note that the house has had previous structural strengthening to the gable wall and subsequent reports suggest there is no further movement. Further details are available on request but we would recommend that all interested parties investigate this issue further before purchase.

Tenure - Freehold

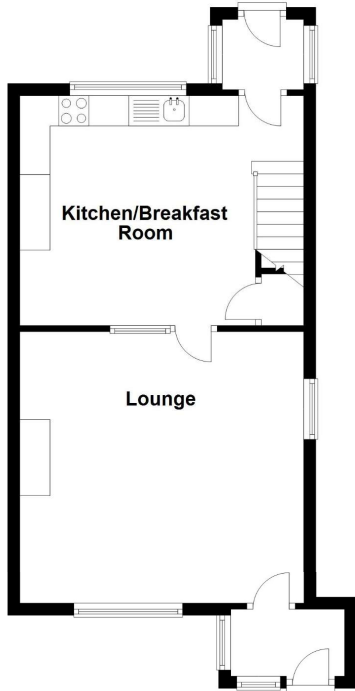
Council Tax Band - B

EPC Rating - E

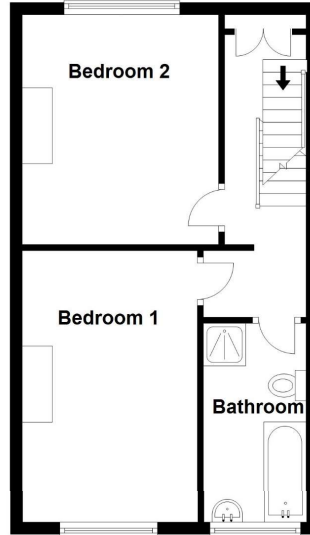
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



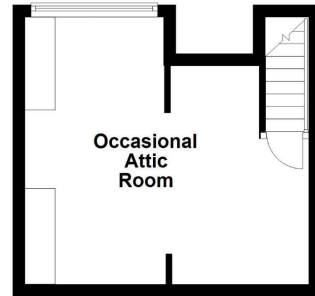
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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