



## 16 Whitechapel Road, Cleckheaton, West Yorkshire, BD19 6HY

WELL PRESENTED, three bedroom semi-detached house situated in this popular location. Handily accessible for the well regarded local schools, including 'Whitechapel Primary' making an ideal FAMILY HOME.

Offering a good sized footprint and modern finish, with an open plan dining kitchen it also comprises hall, lounge, three bedrooms and bathroom, with lawned garden to the front and block-paved driveway parking and lovely lawned and patio garden to the rear with an open aspect.

Benefits from GCH, uPVC DG and alarm.

**Asking Price £240,000**

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## GROUND FLOOR

### HALLWAY

Under-stairs storage.

### LIVING ROOM 12'6" x 11'6" max (3.8m x 3.5m max)

Fireplace with living flame gas fire with pebble effect finish and glazed front. Ceiling cornice and picture rail.

### KITCHEN DINER 18'4" x 13'5" max (5.6m x 4.1m max)

Open plan spacious dining kitchen with modern wall and base units with contrasting work surfaces, metro splashback wall tiling, 1.5 bowl sink and mixer tap, double electric oven and 4 ring gas hob and extractor above. Plumber for dishwasher. Double doors leading to the garden.

## FIRST FLOOR

### BEDROOM ONE 13'5" (4.1) x 10'10" (3.3) plus recess

Fitted robes in alcoves.

### BEDROOM TWO 11'10" x 10'6" max (3.6m x 3.2m max)

### BEDROOM THREE 8'2" (2.5) x 8'2" (2.5) max including bulkhead

### BATHROOM

Three piece suite comprising WC, vanity sink, bath with power shower over and glazed splash-screen. Tiled walls.

### OUTSIDE

Block paved drive providing off-street parking and lawned garden to the front. Lovely well stocked paved and patio garden to the rear with an open aspect.

### OTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

### PLEASE NOTE

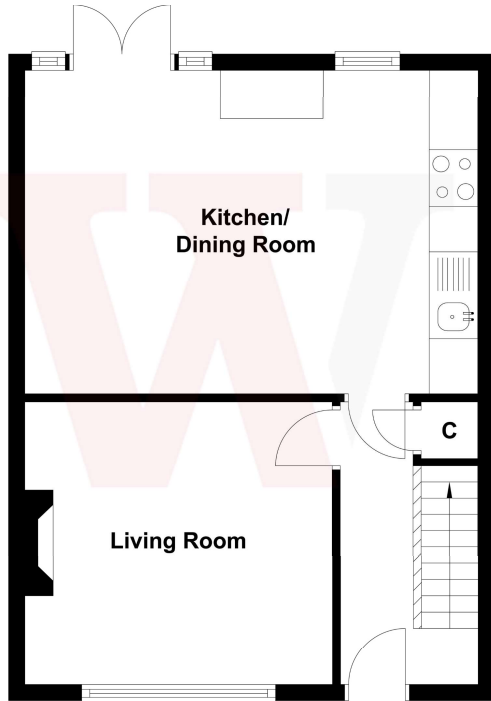
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

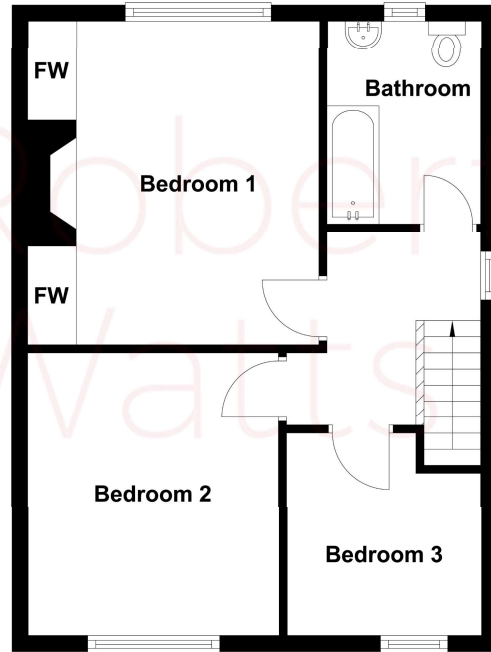
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		