



10 Vine Street, Cleckheaton, West Yorkshire, BD19 3DN

STUNNING, RECENTLY REFURBISHED three bedroom family home that boasts an impressive, extended dining kitchen that leads out onto a most attractive, larger than expected garden at the rear. Extending to c.1,065 sqft and offering easy access to the town centre, local schools and the popular Greenway cycle/footpath it comprises hall, lounge with period features, open plan integrated dining kitchen, three good sized bedrooms and modern family bathroom with a bath as well as a shower cubicle.

To the exterior is a sizeable landscaped rear garden which includes an insulated summerhouse/home office with power and lighting. The garden also includes a large patio area which leads onto a level lawned garden with stocked boards and it has a further area tucked around the corner which could be used for driveway parking as it has double gates that lead out onto Holdsworth Street (no dropped kerb presently).

Asking Price £250,000

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ENTRANCE HALL

LIVING ROOM 12'10" x 12'6" max (3.9m x 3.8m max)

Period ceiling cornicing, wall mounted tv point, feature fireplace with bio fuel fire.

DINING ROOM 17'1" x 9'10" max (5.2m x 3m max)

Open plan dining kitchen with fireplace and walk-in storage cupboard. Open to kitchen....

KITCHEN 15'9" x 6'11" max (4.8m x 2.1m max)

Modern wall & base units, Quartz worktop and breakfast bar, 1.5 bowl ceramic sink, plumbing for dishwasher, automatic washing machine and dryer, gas cooking point and extra space for under stair storage and fridge freezer, double doors to garden. A great place for family dining or entertaining.

FIRST FLOOR LANDING

BEDROOM ONE 12'10" x 11'2" max (3.9m x 3.4m max)

Double bedroom.

BEDROOM TWO 18'1" (5.5) x 8'6" (2.6) plus doorway

Dual aspect double bedroom.

BEDROOM THREE 12'2" x 8'2" max (3.7m x 2.5m max)

Double bedroom.

BATHROOM Modern four piece suite with mixer shower, glass cubicle, vanity sink, WC, bath, chrome heated towel rail and tiled walls & flooring.

OUTSIDE 9'10" x 9'6" (3m x 2.9m)

Beautifully presented, good sized landscaped rear garden with lawned area, paved patio and flower beds. Potential driveway parking to rear with gates leading to Holdsworth Street (no lowered kerb at present). Delightful summerhouse/office with lighting and power: 9'10 x 9'6 (3m x 2.9m) ideal for those who WFH.

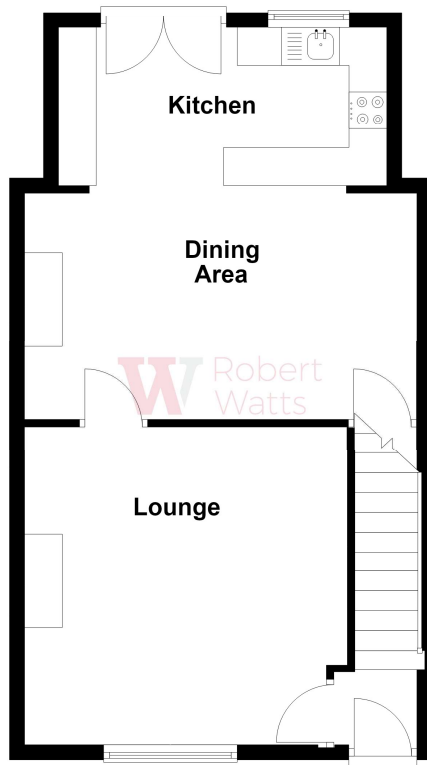
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

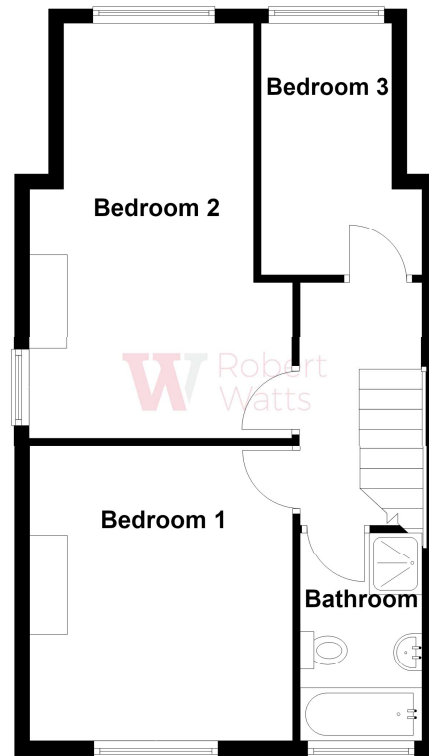
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		