



## 68 Westfield Lane, Scholes, Cleckheaton, BD19 6DR

FULLY REFURBISHED to an IMMACULATE STANDARD is this three/four detached, true bungalow. Situated on a GOOD SIZED PLOT in this handily accessible and popular location in Scholes, the house offers versatile space to suite traditional 'downsizer' bungalow buyers aswell as growing families as the well regarded local schools are nearby. Comprises hall, breakfast kitchen, lounge, three bedrooms and bathroom with study area (formerly bedroom four) with side porch area. Landscaped lawned gardens to both front and rear with driveway providing ample parking and single garage. Benefits from GCH & upVC DG. EPC Rating - D.

**Asking Price £325,000**

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: Churchill House, Northgate, Cleckheaton, BD19 3HH

**f** RWEstateAgents **t** @robertwatts\_

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**ENTRANCE PORCH** Side porch.

**STUDY 9'2" x 5'7" max (2.8m x 1.7m max)**

Open plan study area off hallway which was formerly bedroom four and could easily be converted back to this use. Spot lights and side door.

**LIVING ROOM 15'5" x 11'10" max (4.7m x 3.6m max)**

Wall mounted TV point. Glazed oak timber door to hallway.

**KITCHEN DINER 15'5" x 8'2" max (4.7m x 2.5m max)**

Newly fitted handleless wall and base units with complimentary worktops and sink plus mixer tap. Integral electric oven and five-ring gas hob plus extractor with integrated fridge freezer and Bosch microwave. Dual aspect room with vertical radiator and metro wall tiles.

**BEDROOM ONE 12'2" (3.7) x 8'10" (2.7) plus doorway**

Double bedroom.

**BEDROOM TWO 10'6" x 8'6" max (3.2m x 2.6m max)**

Double bedroom.

**BEDROOM THREE 9'2" x 7'10" max (2.8m x 2.4m max)**

**SHOWER ROOM** Recently fitted three piece modern suite comprising of glazed walk-in shower and rain forest head. WC and vanity sink with wall mounted lit mirror. Tiled walls and floor and chrome wall mounted towel heater.

**EXTERIOR** Sitting on a good sized plot with gravelled garden and driveway to front providing ample parking and space for caravan/motorhome storage and single garage with electric door. Sizeable landscaped, tiered rear garden with lawned and raised patio areas. Outside lighting.

Recently fitted 'Nest' central heating control system, boiler and radiators and also fully rewired and re-plastered. All internal doors are new oak timber doors.

Freehold

Council Tax Band D

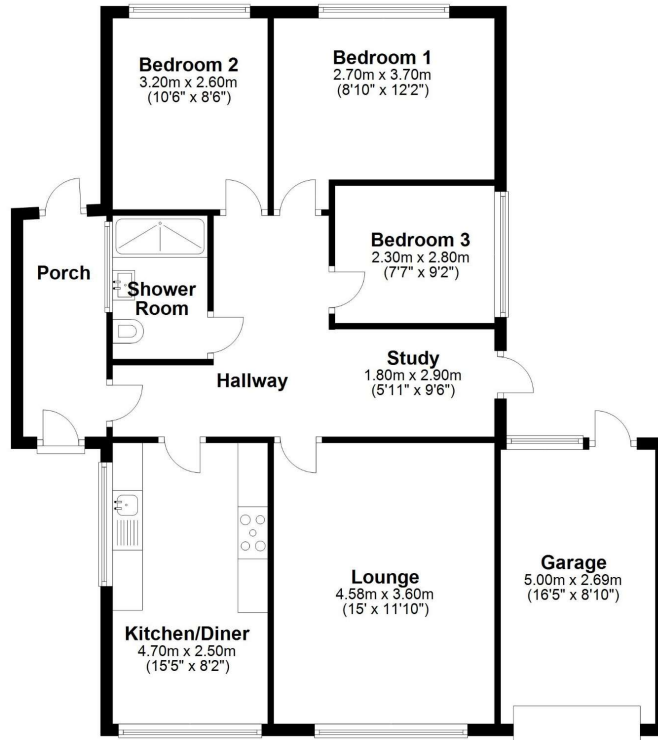
EPC - C

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



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

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