



## **48 Bridon Way, Cleckheaton, West Yorkshire, BD19 5DG**

Very well presented Modern Detached, forming part of this ever popular development. Ideally located close to Cleckheaton Town Centre. Provides family sized 4 Bedroomed accommodation, with lovely landscaped rear garden. Must be viewed to fully appreciate.

The accommodation comprises: Entrance Vestibule, Lounge, Dining Room, Kitchen, Utility Room, WC, 4 Bedrooms, En Suite & house bathroom.

**Asking Price £290,000**

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## ENTRANCE VESTIBULE

**LOUNGE 16'7" (5.05) x 13'6" (4.11)max inc open staircase**

**DINING ROOM 8'7" x 7'6" (2.62m x 2.29m)**

uPVC French doors leading to the garden.

**KITCHEN 9'3" x 9'2" (2.82m x 2.8m)**

Well equipped modern kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, hob and extractor.

**UTILITY ROOM** Downstairs W.C.

**LANDING** Access to part boarded loft via pull down loft ladder.

**MASTER BEDROOM 13'5" (4.1) x 10'7" (3.23) + walk in recess**

**EN-SUITE SHOWER ROOM/W.C** Modern white suite with corner shower cubicle.

**BEDROOM 2 14' x 8'7" (4.27m x 2.62m)**

Useful storage cupboard.

**BEDROOM 3 12'2" x 8'7" max (3.7m x 2.62m max)**

**BEDROOM 4 9'6" x 6'8" (2.9m x 2.03m)**

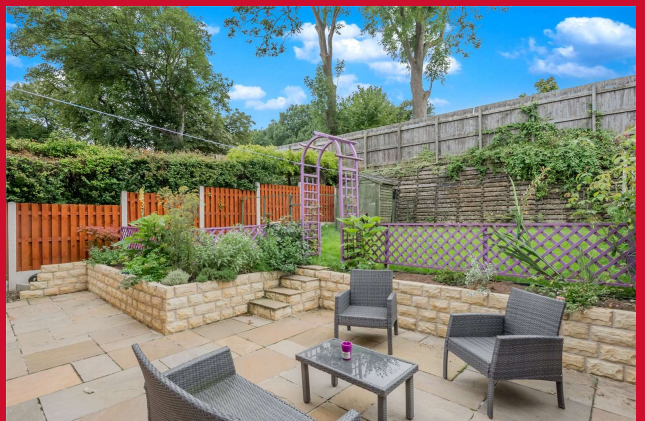
**HOUSE BATHROOM/W.C.** Modern white bathroom suite with corner bath. Fitted Vanity sink unit.

**OUTSIDE** Occupies a cul de sac position. Garden to the front along with driveway and garage. To the back, lovely, enclosed and landscaped garden, with paved patio.

tenure - freehold  
Council Tax Band D

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.







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