



73 Hightown Road, Cleckheaton, West Yorkshire, BD19 5JP

****REDUCED FOR A QUICK SALE**** A fantastic opportunity has arisen to purchase this WELL PRESENTED, 1930's true DETACHED BUNGALOW. Offering a deceptively spacious and versatile footprint, this impressive two bedroom home is situated on the ever popular Hightown Road, set back from the main road giving a more private feel. Offering a modern specification it comprises, lounge, kitchen, large 24ft long conservatory, two bathrooms and sun porch/sitting area. To the exterior is a long driveway for ample off street parking with landscaped garden areas and detached garage. Benefits from GCH, uPVC DG and sold with NO CHAIN.

Offers in the region of £290,000

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SUN PORCH/SITTING AREA 10'2" x 7'3" max (3.1m x 2.2m max)

Tiled flooring and giving access to kitchen but also a very useable and useful sitting area.

KITCHEN 11'10" x 8'6" max (3.6m x 2.6m max)

Modern range of wall and base units with contrasting black granite worktops and inset sink with mixer tap. Integral electric oven and microwave plus four-ring gas hob with extractor. Integral dishwasher and fridge freezer plus auto washer. Tiled flooring.

LOUNGE 14'1" x 13'5" max (4.3m x 4.1m max)

Fireplace and living flame electric fire. Timber flooring, ceiling spot lights and sliding doors to conservatory.

CONSERVATORY 24'7" x 11'2" max (7.5m x 3.4m max)

Radiators and air conditioning unit making this a great place to relax overlooking the garden all year round.

BEDROOM ONE 13'1" x 11'10" max (4m x 3.6m max)

Dual aspect room with modern fitted wardrobes and bed head cupboards.

HALL Inner hallway.

BEDROOM TWO 7'10" x 7'3" max (2.4m x 2.2m max)

There is great potential here to enlarge the size of the bedroom by removing the inner hallway access and creating an ensuite bedroom if required (subject to building regulations).

BATHROOM Three piece suite comprising of bath, WC and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

SHOWER ROOM Comprising of modern shower cubicle, WC and wash hand basin. Tiled walls and floor plus chrome wall mounted towel heater. With useful storage cupboard.

EXTERIOR Set well back from Hightown Road with a long block paved driveway for ample off street parking and leading to a detached single garage with power 18'1 x 9'2 (5.5m x 2.8m).

Pleasant, South facing paved and decked garden area to the front with further artificial lawned garden to rear.

Freehold

Council Tax Banding C

EPC - 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.



