



## **12 Larkhill Avenue, Cleckheaton, West Yorkshire, BD19 6JR**

**FAST TRACK SALE- QUICKER COMPLETION:** Ask for further information.

Offering a **SPACIOUS & VERSATILE FOOTPRINT**, this four bedroom detached house with **OPEN ASPECT RURAL VIEWS** is a great family buy. Situated on this extremely popular cul-de-sac, the property is handily situated for the amenities and schools in Cleckheaton yet still retains a more suburban feel. Comprising hall, WC, lounge, dining room, kitchen, four first floor bedrooms, storage room/study and family bathroom. Whilst sympathetic re-modernisation is required, the property is priced to reflect this and is offered with **NO CHAIN**. Ample driveway parking to the front leading a car port to the side with gardens to both front and rear. Benefiting from uPVC DG & GCH.

**Asking Price £300,000**

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# 12 Larkhill Avenue, Cleckheaton, West Yorkshire, BD19 6JR

**ENTRANCE HALL** Hallway.

**GUEST CLOAKROOM** WC and wash hand basin.

**LOUNGE 23'7" x 10'10" max (7.2m x 3.3m max)**  
Dual aspect room with exposed floorboards.

**DINING ROOM 15'5" x 7'10" max (4.7m x 2.4m max)**  
Former garage converted to more useful living space.

**KITCHEN 12'6" x 7'7" max (3.8m x 2.3m max)**  
Range of wall and base units, worktop and one and half bowl sink with mixer tap. Plumbing for washer and electric cooker point with extractor fan. Pantry plus wall mounted boiler and side door.  
There is a great opportunity here to knock through to the dining room to create a large open plan kitchen diner, subject to obtaining building regulations.

**BEDROOM ONE 13'1" x 10'10" max (4m x 3.3m max)**

**BEDROOM TWO 15'9" x 7'10" max (4.8m x 2.4m max)**

**STORAGE/PLAYROOM/STUDY 8'2" x 5'7" max (2.5m x 1.7m max)**  
Storage room with window off bedroom two with potential to convert into an ensuite bathroom, subject to building regulations.

**BEDROOM THREE 10'10" x 10'6" max (3.3m x 3.2m max)**  
With open aspect views.

**BEDROOM FOUR 9'2" (2.8) x 6'3" (1.9) max inc b/head**  
Bulkhead cupboard.

**BATHROOM** Four piece modern suite comprising bath, shower and glazed shower cubicle, vanity sink and WC. Tiled walls and floor and chrome wall mounted towel heater.

**EXTERIOR** Double driveway to front with further parking and car port to side with lawned garden. Low maintenance paved and gravelled garden to rear. Open views to rear over fields.

**FAST TRACK** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 including VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

**TENURE** Freehold  
Council Tax Band D  
EPC rating TBC

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