



47 Westfield Lane, Scholes, Cleckheaton, BD19 6DR

Deceptively spacious three bedroom semi detached situated on this good sized plot with potential to extend, subject to planning. Located in this very popular village location and offering easy access to the local school and amenities and having an OPEN ASPECT with views over playing fields to the rear, this would make a super FAMILY HOME. Requiring updating but priced to reflect, it comprises hall, lounge, breakfast kitchen, three good sized bedrooms and bathroom with pleasant South West facing lawned to the rear with driveway parking to the front. Benefits from uPVC DG, GCH & NO CHAIN. EPC C

Asking Price £175,000

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ENTRANCE HALL

LOUNGE 17'9" x 11'2" max (5.4m x 3.4m max)

Dual aspect room having fireplace and living flame gas fire. Useful storage cupboard.

KITCHEN DINER 12'2" x 11'2" max (3.7m x 3.4m max)

Modest range of wall and base units incorporating contrasting work top and sink. Gas cooker point, plumbing for auto washer and wall mounted boiler. Useful pantry and door to rear.

BEDROOM ONE 11'2" x 9'2" max (3.4m x 2.8m max)

Having fitted wardrobes.

BEDROOM TWO 10'10" x 10'6" max (3.3m x 3.2m max)

BEDROOM THREE 7'10" x 6'3" max (2.4m x 1.9m max)

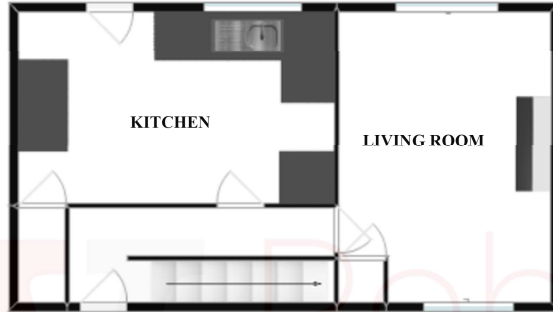
BATHROOM Three piece suite comprising shower, wc and hand wash basin.

EXTERIOR The property benefits from a good sized lawned garden and paved patio to the rear which is South-West facing and with an open outlook over playing fields. Driveway to the front for off street parking and further lawned garden.

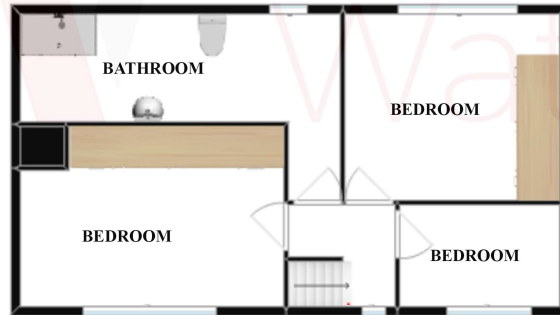
Freehold
Council Tax Band A
EPC - TBC

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