



16 Ashbourne Avenue, Cleckheaton, BD19 5JJ

IMMACULATE, EXTENDED four bedroom semi detached house offering a contemporary and stylish finish throughout. Situated in this highly popular location this makes a super FAMILY HOME as it offers easy access to the local amenities and schools. It has been finished to a modern finish by the current owners and comprises hall, lounge, stylish open plan fitted open plan living kitchen with island and bi-folding doors to the garden, shower room, four bedrooms and modern bathroom. Ample driveway parking and single garage with landscaped rear lawned garden with patio and being West facing. Benefits from uPVC DG, GCH and alarm.

Asking Price £290,000

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ENTRANCE HALL Useful under stairs storage.

LOUNGE 16'9" x 11'2" max (5.1m x 3.4m max)

Fireplace and living flame gas fire. Fitted window shutters.

SHOWER ROOM Comprising glazed shower cubicle, hand wash basin and wc. Cupboard housing boiler and chrome heated towel rail.

KITCHEN 19'8" x 16'9" max (6m x 5.1m max)

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Island unit and breakfast bar. Double electric oven, five ring gas hob plus extractor, Integral microwave, dishwasher, dryer and auto washer. Bi folding doors and Velux roof light.

BEDROOM ONE 14'5" x 10'10" max (4.4m x 3.3m max)

Having fitted wardrobes and dressing table.

BEDROOM TWO 12'10" x 9'10" max (3.9m x 3m max)

Having fitted sliding robes.

BEDROOM THREE 8'10" (2.7) x 7'7" (2.3) plus doorway

BATHROOM Three piece modern suite comprising P shaped bath with integral shower and glazed screen, vanity sink and wc. Tiled walls and chrome heated towel rail.

EXTERIOR The property benefits from ample driveway parking to front and side and detached brick built storage garage. Indian stone patio and lawned garden to the rear with raised flowerbeds and outside tap an being West facing.

Tenure - Freehold

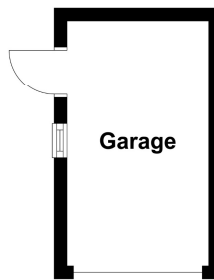
Council Tax Band - C

EPC Rating - C

Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

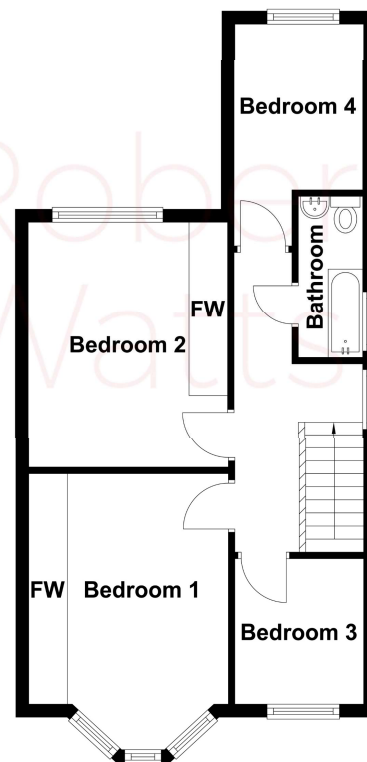
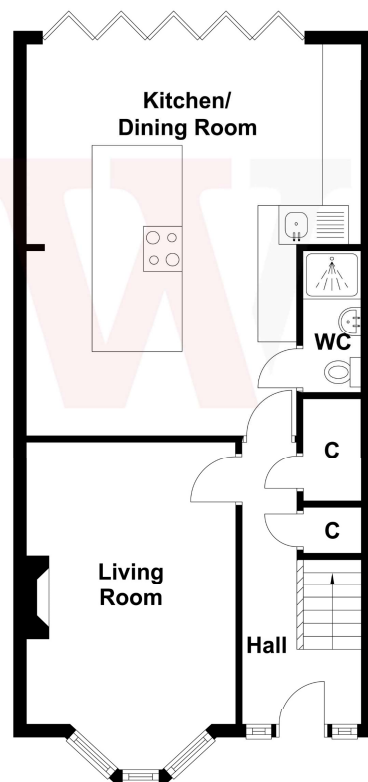
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		