



93 Whitcliffe Road, Cleckheaton, BD19 3AG

Perfect for FTB's looking to get on the property ladder or 'downsizers', this WELL PRESENTED, two bedroom mid through terrace is handily situated close to Cleckheaton town centre amenities and the local schools.

Offered at a REALISTIC ASKING PRICE and sold with NO CHAIN, it comprises lounge, modern breakfast kitchen, cellar and bathroom and has a small garden area to the rear. Benefits from GCH & uPVC DG. EPC - C.

Asking Price £88,500

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Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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LOUNGE 12'6" x 12'2" (ave) (3.8m x 3.7m (ave))

Timber door with period leaded lights. Fireplace and log burner. Feature ceiling corning.

KITCHEN DINER 11'10" x 9'6" (ave) (3.6m x 2.9m (ave))

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer and door to rear.

CELLAR

BEDROOM ONE 12'6" (3.8) x 12'2" (3.7) (ave) plus dressing room

Dressing room/walk in wardrobe off.

BEDROOM TWO 11'10" x 4'11" (3.6m x 1.5m)

BATHROOM Three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin. Chrome heated towel rail.

EXTERIOR The property benefits from a small gravelled yard/garden area to the rear.

TENURE Freehold

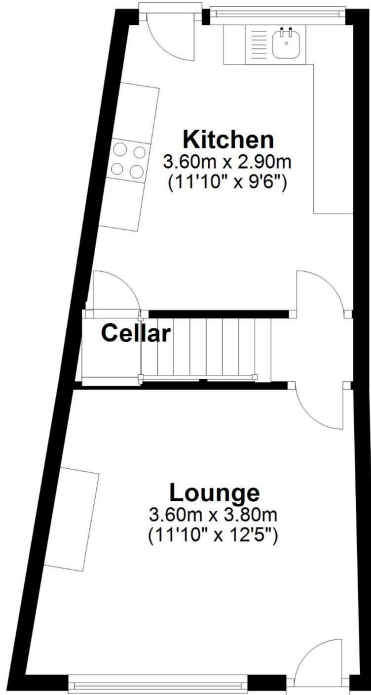
Council Tax Band A

EPC - C

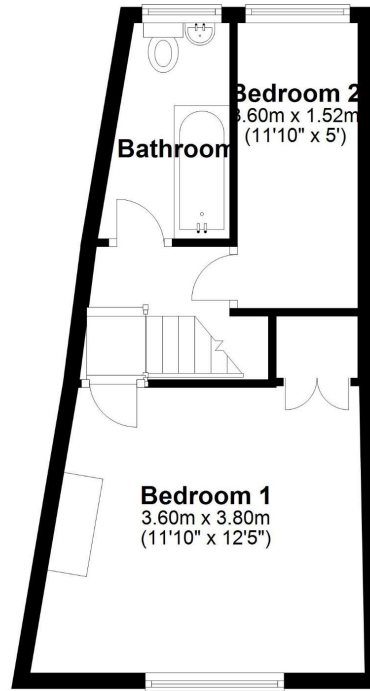
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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