



69 Manor Park Road, Cleckheaton, West Yorkshire, BD19 5BL

Forever popular with FAMILY BUYERS is this stylishly presented, THREE BEDROOM end townhouse.

Located on this modern development which is handily situated for the well regarded local schools, amenities including the 'Spenn Valley Leisure Centre' and local park and the 'Greenway' cycle/footpath. Arranged over three floors and with an IMMACULATE FINISH throughout, it comprises ground floor modern breakfast kitchen, and WC, lounge and bedroom three on the first with master ensuite bedroom, further bedroom and family bathroom on the second floor. Driveway parking and integral garage to the front and pleasant lawned and paved garden to the rear. Benefits from GCH, uPVC DG & Alarm. EPC - TBC.

Asking Price £230,000

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GROUND FLOOR

ENTRANCE HALL Access to garage and under stairs storage.

GUEST CLOAKROOM WC and hand wash basin.

KITCHEN DINER 14'9" x 9'2" max (4.5m x 2.8m max)

Modern wall and base units, worktop and sink with mixer tap. Integrated double electric oven and four ring electric hob with extractor fan. Plumbing for washing machine and dishwasher. Rear door.

FIRST FLOOR

LIVING ROOM 14'9" x 12'10" (4.5m x 3.9m)

Fireplace with electric fire.

BEDROOM THREE 10'10" x 10'10" (3.3m x 3.3m)

With storage cupboard.

SECOND FLOOR

BEDROOM ONE 12'10" x 8'10" (3.9m x 2.7m)

Master bedroom with built in wardrobes.

ENSUITE BATHROOM Three piece suite with glazed cubicle, WC and vanity sink.

BEDROOM TWO 12'10" x 8'2" (3.9m x 2.5m)

BATHROOM Three piece suite with shower extension over bath, WC and sink. Tiled walls.

EXTERNAL Tandem driveway parking to the front leading to an integral garage 16'9 x 7'10 (5.1m x 2.4m). The garage offers potential to convert to further living space subject to obtaining building consent. Useful outhouse storage. To the rear is a pleasant lawned and paved garden with timber shed.

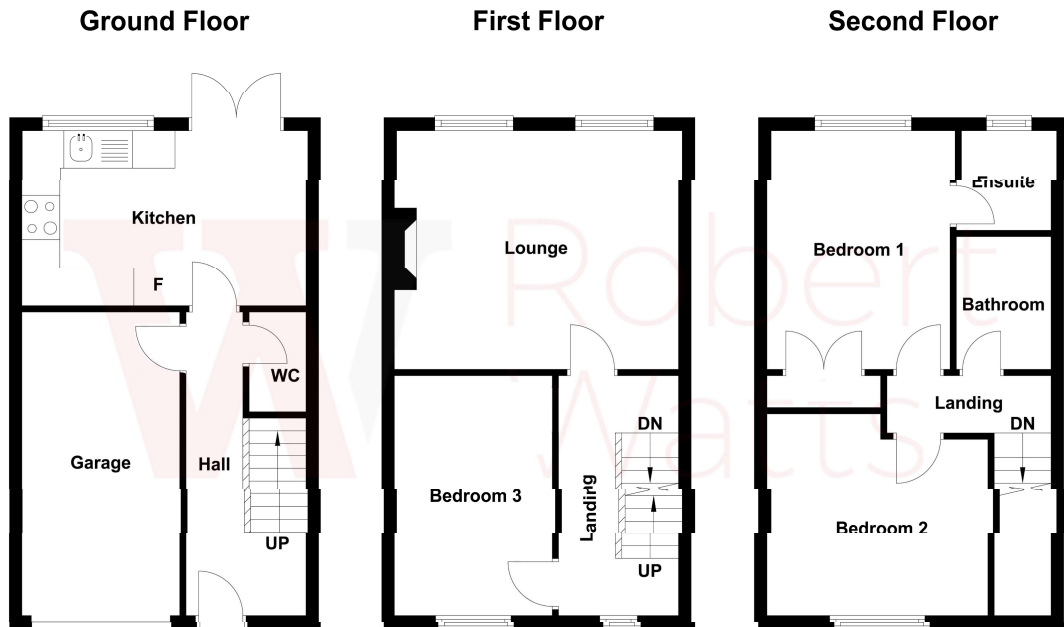
Freehold

Council Tax Band C

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	85
(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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