



12 Willow Street, Cleckheaton, West Yorkshire, BD19 4EL

WELL PRESENTED, three bedroom modern semi detached house offering a HIGH SPECIFICATION, FAMILY HOME. Occupying a highly desirable location offering easy access to the M62, opposite the local park and within walking distance of the well regarded local schools & local amenities. Offering accommodation over three floors in comprises hall, open plan living kitchen, WC, two first floor bedrooms & bathroom and overall second floor ensuite bedroom with double driveway parking space & garden to rear. Benefits from GCH & uPVC DG and backed by a LABC Warranty. EPC - B.

Asking Price £180,000

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GROUND FLOOR

DOWNSTAIRS CLOAKS Closed coupled wc with slimline soft close seat. Hand wash basin with Hudson Reed mono tap. Fitted mirror and mechanical extraction.

KITCHEN/DAY ROOM 23'4" x 12'6" max (7.1m x 3.8m max)

Fully integrated 'Shuller' German made kitchen in a range of colours. Complementary laminate work tops with a range of 'Flavel' appliances to include 50/50 fridge freezer, dishwasher, single oven, 90cm angled extractor hood, built in microwave, 60cm induction hob. Integrated washer and dryer. Single bowl granite sink with chrome feature mixer tap, mirrored splashback. LED downlights TV aerial and internet connection at high level for wall mounted TV.

FIRST FLOOR

BEDROOM ONE 12'6" x 11'6" max (3.8m x 3.5m max)

Double bedroom having TV point. Recess for fitted wardrobes. This room could be configured as a separate lounge if desired.

BEDROOM TWO 12'2" (3.7) x 6'11" (2.1) + 6'7" (2) x 5'11" (1.8)

Double bedroom having TV point. Recess for fitted wardrobes.

FAMILY BATHROOM White suite comprising bath, closed coupled wc with slimline soft close seat. Hand wash basin with Hudson Reed mono tap. Fitted mirror and part tiling.

SECOND FLOOR

BEDROOM THREE (MASTER) 16'9" (5.1) x 8'6" (2.6) plus alcove & bulkhead

Double bedroom with feature Velux windows.

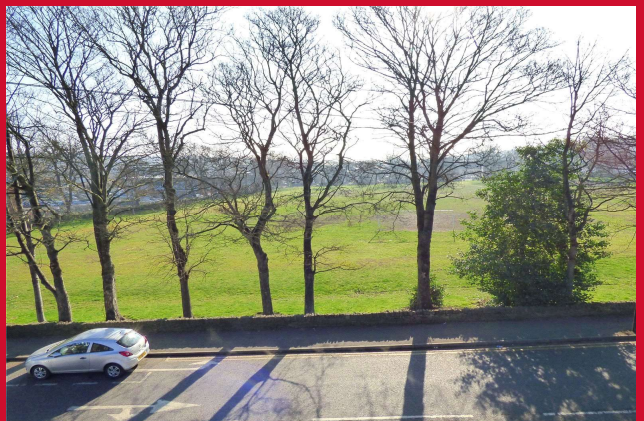
ENSUITE Low profile quadrant shower tray and Hudson Reed dual thermostatic shower. Closed coupled wc with slimline soft close seat, hand wash basin with Hudson Reed mono tap. Fitted mirror and part tiling.

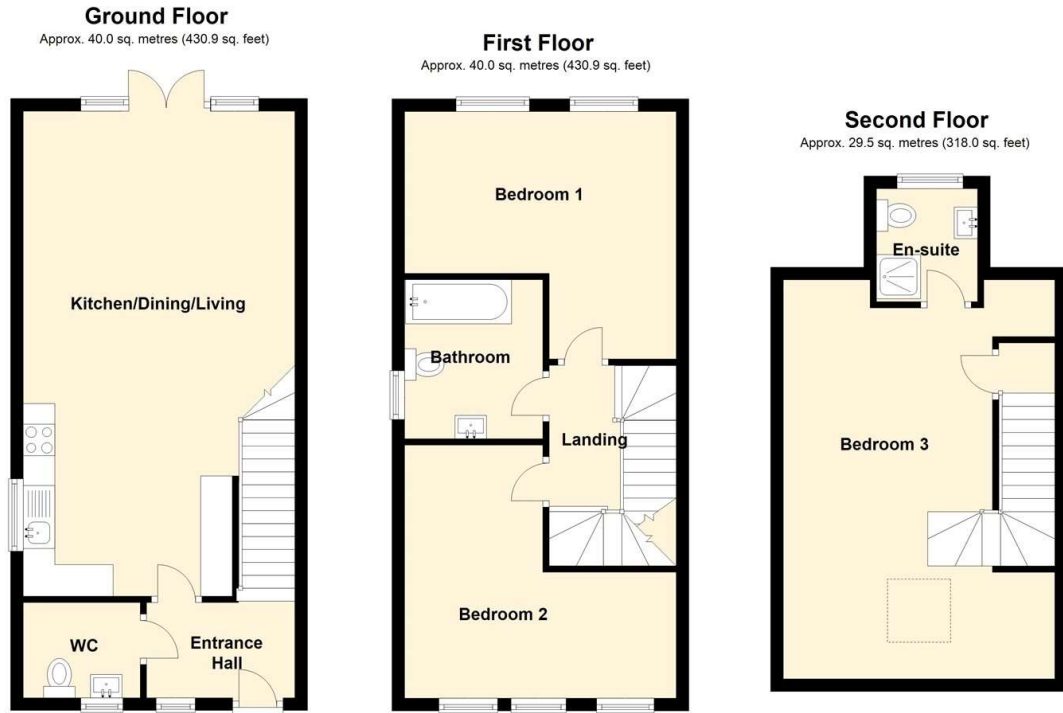
EXTERNAL The property benefits from a private driveway and two parking spaces with electric car charging point. Low maintenance, artificial lawned garden with patio area and rear gate to side path.

ADDITIONAL FEATURES WINDOW FRAMES - anthracite grey uPVC double glazed units, anthracite grey French doors to garden. **CENTRAL HEATING** - wall hung gas fired high efficiency combustion boiler, modern styled radiators to all rooms with temperature controls

Freehold
Council Tax Band C
EPC B

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.





Total area: approx. 109.6 sq. metres (1179.9 sq. feet)