



83 Scholes Lane, Scholes, Cleckheaton, BD19 6LY

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

A great opportunity has arisen to purchase this SUPERBLY PRESENTED two bedroom, extended mid terrace with a c.70 metre (230 ft) rear garden. Situated in a row of terraces which are always POPULAR, the house is located in this sought after village location with easy access to the local amenities, schools and the M62. The current vendors have fully refurbished to a modern specification and the house comprises lounge, kitchen, utility with 'doggy shower', two first floor bedrooms and modern bathroom as well as useful cellar. It is complemented by yard to front and rear as well as a driveway for off street parking. Lawned garden stretching to the rear which benefits from open views. Further benefits from uPVC double glazing and gas central heating. EPC - E.

Asking Price £195,000

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LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Fireplace and timber mantle with brick back.

KITCHEN 15'5" x 11'10" max (4.7m x 3.6m max)

Modern range of wall and base units finished in matt grey and copper handles, complimentary worktops and inset sink with mixer tap. Integral electric oven with electric hob plus extractor. Integral fridge freezer and dishwasher. Metro wall tiles and contemporary style vertical radiators. Rear door.

UTILITY ROOM 10'10" x 4'3" max (3.3m x 1.3m max)

Wall and base units plumbing for washer and bespoke built, fully tiled shower/dog bath ideal for our four legged friends with muddy paws.

CELLAR

LANDING Two useful storage cupboards.

BEDROOM ONE 14'9" x 8'6" max (4.5m x 2.6m max)

BEDROOM TWO 8'6" x 8'2" max (2.6m x 2.5m max)

BATHROOM Modern three piece suite comprising of P-shaped bath with integral shower and glazed shower screen over. Vanity sink and WC plus tiled walls and floor and chrome wall mounted towel heater.

EXTERIOR Low maintenance garden to front with driveway to the rear providing ample off street parking and basic garage. Long lawned garden to the rear with paved patio and mature trees and shrubs. Open aspect views.

Freehold

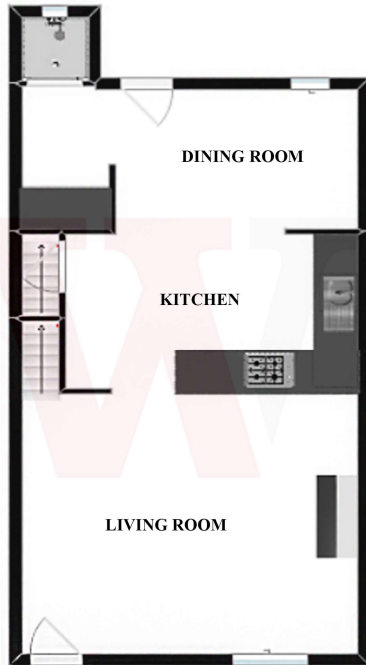
Council Tax Band A

EPC - E

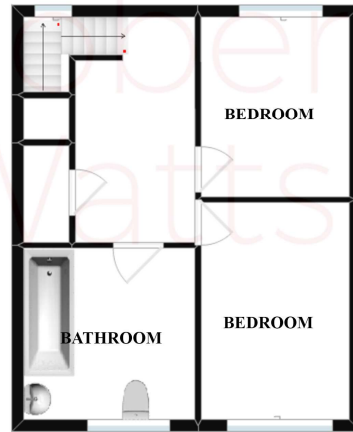
FAST TRACK PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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



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