



68 Carlton Road, Heckmondwike, West Yorkshire, WF16 9DE

WELL PRESENTED, three bedroom semi detached offered at a realistic asking price. Conveniently located for the local amenities and schools this makes a SUPER FAMILY HOME and has a good sized footprint. Offering a modern specification it comprises hall, dining kitchen, lounge, conservatory, ground floor wet room and three first floor bedrooms and bathroom. Pleasant landscaped gardens to the front and rear and benefits from ample off road driveway parking, GCH & uPVC DG. Sold with NO CHAIN. EPC - D.

Asking Price £145,000

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HALLWAY Pantry cupboard and plumbed for dryer.

KITCHEN DINER 15'5" x 6'11" max (4.7m x 2.1m max)

Modern wall and base units, worktops, sink with mixer tap. Integrated electric oven with four ring electric hob and extractor fan. Cupboard housing boiler.

LIVING ROOM 15'5" x 13' max (4.7m x 3.96m max)

Fireplace with living flame, pebble effect gas fire. French doors to garden. Kardean flooring.

CONSERVATORY 12'2" x 8'10" max (3.7m x 2.7m max)

Radiator and doors to garden.

HALLWAY Leading to:-

WET ROOM Modern wet room featuring rainforest head shower, fully tiled and chrome wall mounted towel heater.

BEDROOM ONE 11'6" (3.5) x 11'2" (3.4) max plus recess

Fitted wardrobes in alcove.

BEDROOM TWO 11'6" (3.5) x 9'2" (2.8) max plus recess

Fitted wardrobes.

BEDROOM THREE 9'2" x 7'3" max (2.8m x 2.2m max)

Fitted wardrobes.

BATHROOM Three piece suite modern suite including bath, WC and vanity sink. Chrome wall mounted towel heater. Tiled walls and floor.

EXTERNAL Paved patio and pleasant lawned garden to rear with outside lights. Ample driveway parking to front and decking area.

ADDITIONAL INFO Freehold

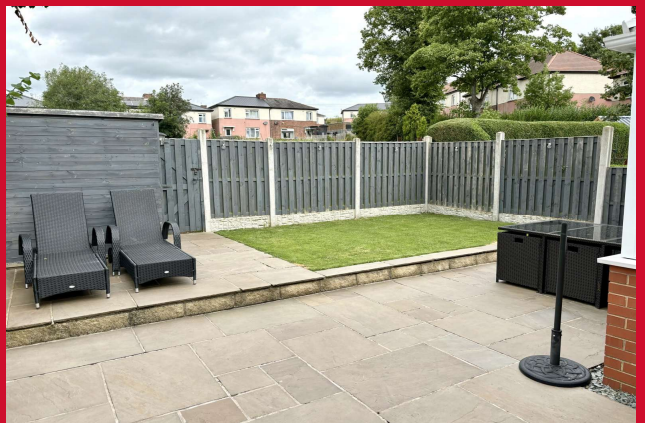
Council Tax Band A

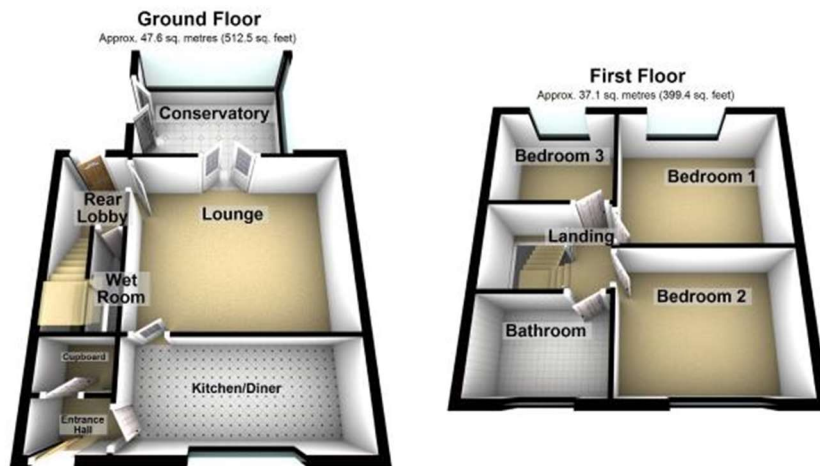
EPC rating D

Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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. 84.7 sq. metres (911.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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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