



## 1 Hawthorn Lane, Cleckheaton, BD19 3TR

A super opportunity has arisen to purchase this well presented FOUR BEDROOM executive style detached house. Situated on this modern development which is ideal for GROWING FAMILIES as it is located within the catchment area of the well regarded schools and close to the 'Spen Valley Greenway' which is ideal for cycling and walking and is also within 1 mile of the M62 motorway. Offering a SIZABLE FOOTPRINT which was formerly the site show house, it occupies a commanding front plot with open aspect and comprises two reception rooms, breakfast kitchen, utility room and WC to the ground floor. There are four first floor bedrooms, the master with en suite shower facilities as well as family bathroom. Enjoying a lawned garden to the front with a double driveway for off street parking and double garage and lawned garden to the rear. Benefits from uPVC double glazing, gas central heating and alarm. EPC - C.

**Asking Price £320,000**

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**ENTRANCE HALL** Oversized tiled flooring. Useful understairs storage.

**GUEST WC** Having WC and vanity sink. Tiling to walls and floor and vanity mirror.

**LOUNGE 15'1" x 14'5" max (4.6m x 4.4m max)**

Fireplace and electric fire. French doors leading onto garden.

**DINING ROOM 10'10" x 8'2" (3.3m x 2.5m)**

**KITCHEN 11'10" x 8'2" max (3.6m x 2.5m max)**

Modern range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap. Integral oven and four ring gas hob plus extractor. Integral dishwasher and fridge freezer. Tiling to walls and floor.

**UTILITY ROOM 5'7" x 4'11" max (1.7m x 1.5m max)**

Worktop and plumbing for washer plus vent for dryer.

**FIRST FLOOR LANDING** Useful storage cupboard.

**BEDROOM ONE 13'5" x 11'2" max (4.1m x 3.4m max)**

Fitted sliding wardrobes.

**EN SUITE** Modern three piece suite including glazed shower cubicle, vanity sink and WC. Tiling to walls and floor and chrome heated towel rail.

**BEDROOM TWO 11'2" (3.4) x 8'2" (2.5) plus robes**

Fitted wardrobes.

**BEDROOM THREE 11'6" x 9'2" (3.5m x 2.8m)**

**BEDROOM FOUR 8'10" x 8'6" (2.7m x 2.6m)**

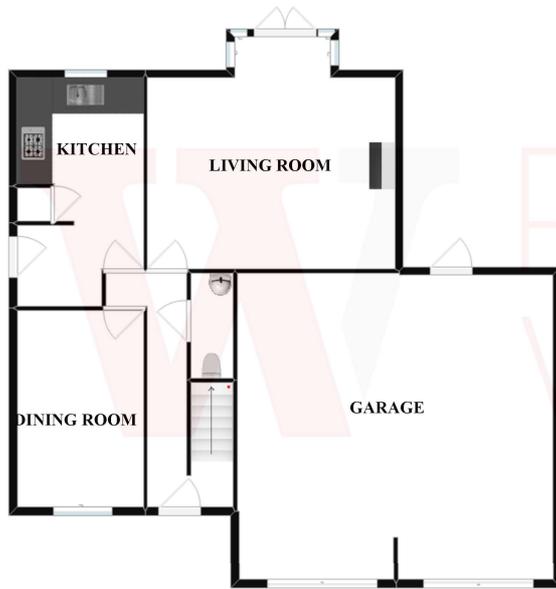
**BATHROOM** Modern three piece suite comprising bath with integral shower over and glazed screen, vanity sink and WC. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property sits at the head of the development and benefits from a pleasant lawned garden and paved patio to the rear and side. Double driveway for off street parking and double garage measuring 18' x 18' (5.5m x 5.5m) housing wall mounted boiler and having access to garden. Open aspect to the front.

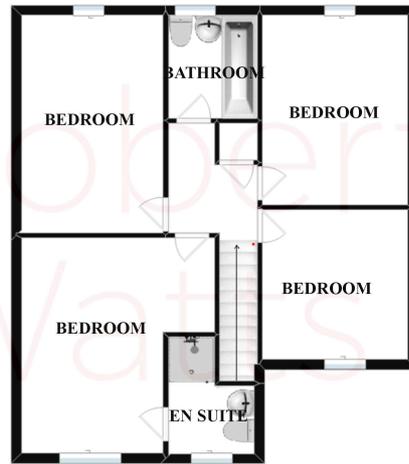
Freehold  
Council Tax Band D  
EPC - C

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**