



27 Wesley Street, Cleckheaton, West Yorkshire, BD19 3PU

Reduced by a motivated seller is this FULLY REFURBISHED, EXTENDED three bedroom semi detached property which makes a SUPER FAMILY HOME. Situated in this popular location within walking distance of the local amenities and well regarded schools, it has good sized footprint and has been fully updated including a new kitchen, ground floor shower room and bathroom as well as been re-decorated, re-carpeted and re-wired so is now ready to move straight in with minimum cost. Occupying a corner plot with gardens to three sides, driveway parking and garage. Benefits from GCH & uPVC DG burglar alarm and CCTV (which could be negotiated into price) and available with NO CHAIN. EPC - C.

Asking Price £220,000

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HALL

LIVING ROOM/DINING 23' x 13'5" max (7m x 4.1m max)

Dual aspect room with fireplace and timber mantle. USB sockets.

KITCHEN 12'6" x 5'7" max (3.8m x 1.7m max)

Recently fitted kitchen with modern wall and base units, worktop and with inset one-and-a-half bowl sink and mixer tap. Integrated double electric oven and induction hob with extractor fan. Integrated fridge/freezer and dishwasher. Two useful storage cupboards.

GROUND FLOOR SHOWER ROOM With glazed shower cubicle, WC and vanity sink. Tiled walls & floor and wall mounted towel heater. Plumbing for washing machine (which can be included).

SIDE PORCH With useful under stairs storage.

LANDING Useful storage cupboard housing wall mounted boiler.

BEDROOM ONE 11'2" x 10'6" max (3.4m x 3.2m max)

With USB sockets.

BEDROOM TWO 10'6" x 9'6" (3.2m x 2.9m)

With far reaching views and USB sockets.

BEDROOM THREE 6'3" x 5'7" max (1.9m x 1.7m max)

With USB data socket.

BATHROOM Recently fitted three piece suite comprising bath with shower extension, WC and vanity sink. Tiled walls and floor. Chrome, wall mounted towel heater.

EXTERNAL Occupying a corner plot with lawned garden to front. Block paved driveway and single garage. Paved garden to side providing the potential for further off road parking. Outside lights and under floor storage with rear garden area.

TENURE Freehold.

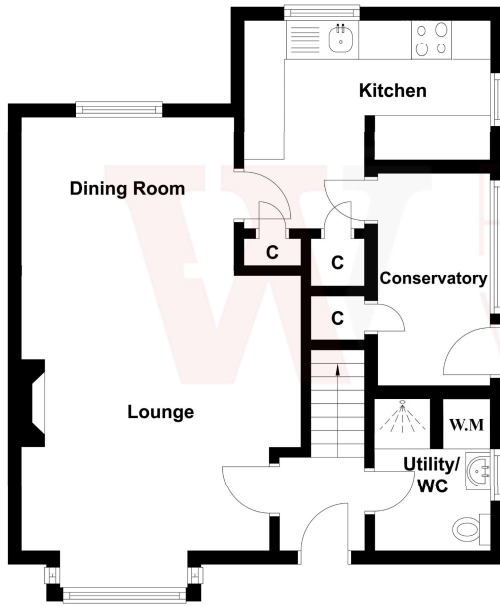
EPC - C.

Council Tax Band C.

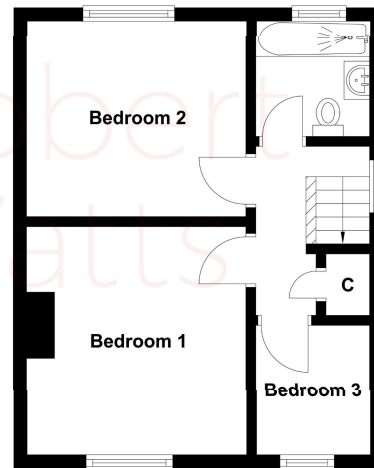
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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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