



## 1 Ashbourne Avenue, Cleckheaton, West Yorkshire, BD19 5JH

WELL PRESENTED, EXTENDED three bedroom semi detached home. Situated within the popular 'Ashbourne's', close to the local amenities and well regarded schools it makes an IDEAL FAMILY HOME with good sized FOOTPRINT including a useful occasional room with natural light within the roof space. Occupying a sizeable corner plot with ample off street parking to the front, the house comprises hall, lounge, open plan dining kitchen which is great for entertaining, three bedrooms and modern bathroom. To the side there is a pleasant lawned garden as well as a low maintenance garden to the rear. Benefits from GCH, uPVC DG and Alarm.

Offers in the region of £230,000

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 1 Ashbourne Avenue, Cleckheaton, West Yorkshire, BD19 5JH

## ENTRANCE HALL

### LOUNGE 15'1" x 11'2" max (4.6m x 3.4m max)

Fireplace with living flame gas fire.

### KITCHEN DINER 15'9" x 15'9" max (4.8m x 4.8m max)

Open plan, extended kitchen diner with modern range of wall and base units incorporating contrasting work top, sink and mixer. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and useful pantry. Side door to garden and double doors to the lounge.

### BEDROOM ONE 12'10" (3.9) x 8'10" (2.7) plus robes

Fitted sliding wardrobes.

### BEDROOM TWO 12'2" x 10'6" max (3.7m x 3.2m max)

### BEDROOM THREE 8'6" x 6'3" max (2.6m x 1.9m max)

### OCCASIONAL ROOM/ ATTIC STORAGE 12'10" x 11'2" (3.9m x 3.4m)

Benefiting from power and natural light from Velux window and offering useful and versatile space. Access via ladder.

**BATHROOM** Three piece modern suite comprising bath with shower over and glazed screen, wc and vanity sink. Tiling to walls and chrome heated towel rail.

**EXTERIOR** The property benefits from a resin driveway providing ample off street parking and a low maintenance garden to the front with a separate lawned area to the side. Single detached garage measuring 18 x 9'2 (5.5m x 2.8m) with power. Pleasant low maintenance garden to the rear.

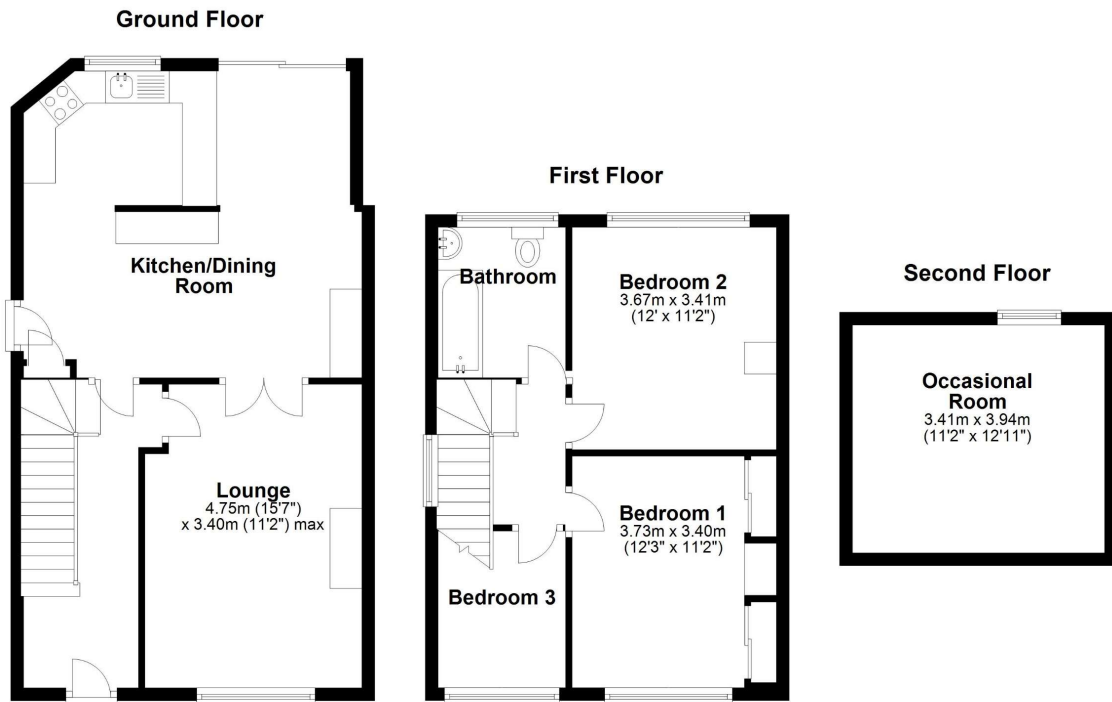
Freehold

Council Tax Band - C

EPC D

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.





Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.