



23 Kilroyd Avenue, Cleckheaton, West Yorkshire, BD19 4ED

WELL PRESENTED, two bedroom mid terrace which makes an ideal home for FTB' s, small families or downsizers. Handily situated on this popular cul-de-sac location offering easy access to the M62 and the local amenities of Cleckheaton. Comprises porch, lounge, conservatory, modern kitchen and bathroom with pleasant gardens to front and rear with an open aspect. Benefits from GCH & uPVC DG. EPC - C

Offers in excess of £120,000

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PORCH

LIVING ROOM 13'9" x 10'10" max (4.2m x 3.3m max)

Fireplace with living flame gas fire. Wall mounted TV point.

KITCHEN 13'9" x 8'6" max (4.2m x 2.6m max)

Range of wall and base units, worktop and sink with mixer tap. Double electric oven and four ring electric hob. Plumbing for washing machine. Access to conservatory.

CONSERVATORY 13'1" x 8'2" max (4m x 2.5m max)

With radiator and door to garden.

BEDROOM ONE 13'9" x 7'7" max (4.2m x 2.3m max)

BEDROOM TWO 11'10" x 7'3" max (3.6m x 2.2m max)

BATHROOM Modern three-piece suite comprising bath with electric shower over and glazed screen, hand wash basin and WC. Chrome wall mounted towel heater.

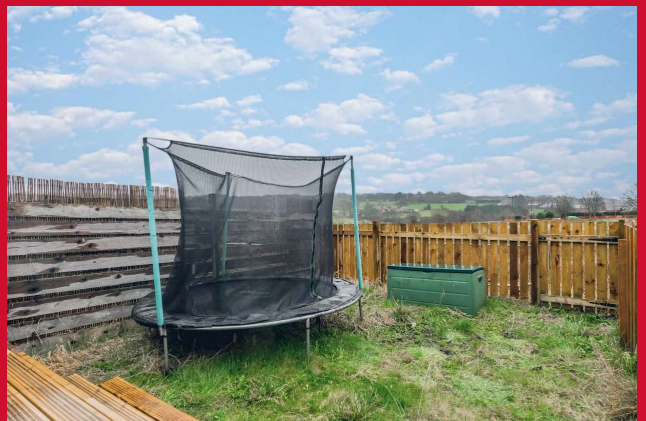
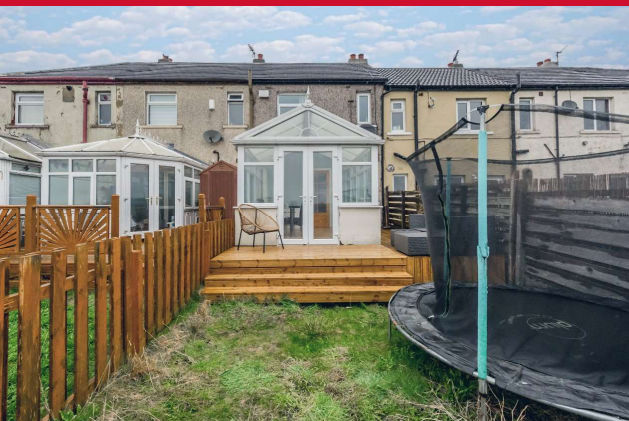
EXTERNAL Garden to front and pleasant decked and lawned garden to rear with open aspect.

TENURE Freehold

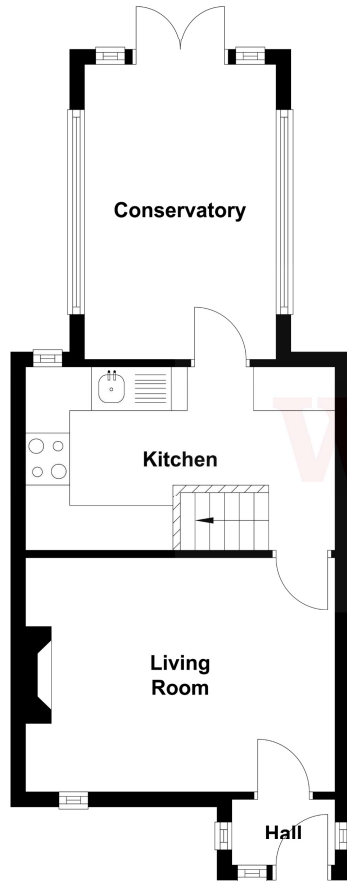
Council Tax Band A

EPC Rating C

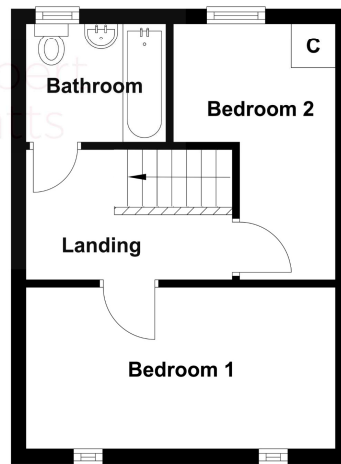
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86
(69-80) C	69	
(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	