



14 Larkhill Avenue, Cleckheaton, West Yorkshire, BD19 6JR

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

SUPERBLY PRESENTED, four bedroom detached house with SUPER OPEN ASPECT VIEWS. Occupying a good sized plot at the end of this popular cul-de-sac, the property enjoys gardens to three sides with views over fields and a small lake to the rear. Ideally situated for the local amenities and well regarded schools, this lovely FAMILY HOME warrants an internal inspection to appreciate the finish, the size of the accommodation and its delightful aspect. Offering two sizeable reception rooms as the garage has been fully converted it also comprises hall, lounge, modern kitchen, WC, four first floor bedrooms with dressing area off one bedroom and four piece family bathroom. Ample driveway parking to the front leading to a larger than average detached garage with lawned gardens to three sides. Benefiting from uPVC DG, GCH, CCTV and alarm. EPC Rating D.

Asking Price £350,000

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

14 Larkhill Avenue, Cleckheaton, West Yorkshire, BD19 6JR

ENTRANCE HALL

GUEST WC Vanity sink and wc. Glazed timber doors.

LOUNGE WITH DINING AREA 23'11" x 10'10" max (7.3m x 3.3m max)

Dual aspect room giving ample natural light with fireplace and living flame gas fire. Rural views to rear.

KITCHEN 15'5" x 7'7" max (4.7m x 2.3m max)

Modern range of wall and base units incorporating contrasting worktop, inset sink and mixer tap. 'Bosch' double electric oven and four ring gas hob plus extractor. Integral auto washer, dishwasher and fridge freezer. Door to side.

SITTING ROOM 16'1" x 7'10" (4.9m x 2.4m)

Dual aspect room with French doors to patio garden. This room was formerly the garage which was converted.

BEDROOM ONE 12'10" x 10'10" max (3.9m x 3.3m max)

BEDROOM TWO 10'10" x 10'10" (3.3m x 3.3m)

Featuring far reaching views.

BEDROOM THREE 15'5" x 7'7" (4.7m x 2.3m)

Dressing/storage room off with window measuring 7'10 x 4'7 (2.5m x 1.4m). This offers ideal opportunity to convert to an ensuite if a dormer window as created and is subject to planning consent.

BEDROOM FOUR 8'2" (2.5) x 6'3" (1.9) max including bulk head

BATHROOM Four piece modern bathroom suite comprising bath, glazed shower cubicle, wc and vanity sink. Tiled walls and floor and chrome heated towel rail.

EXTERIOR The property sits on good sized triangular shaped plot at the head of the cul-de-sac and benefits from block paved driveway to the front for off street parking. Lawned garden to front with good sized lawned area to the side and rear with patio and greenhouse which enjoys the semi rural views over the fields and pond/small lake. Further sun patio area to the side leading off the sitting room with larger than average single garage measuring 18' x 12'2 (5.5m x 3.4m) with electric door.

Freehold

Council Tax Band D

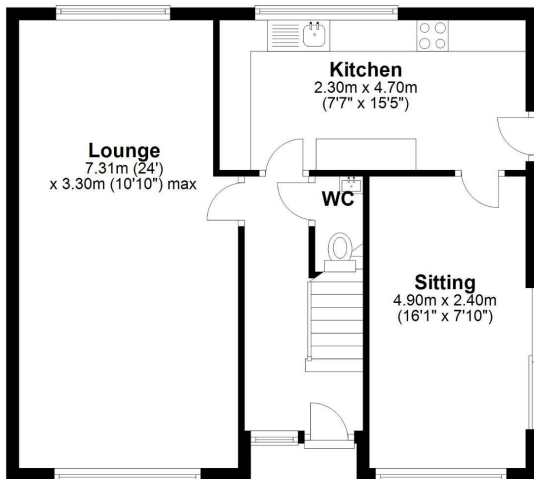
EPC - D

FAST TRACK PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

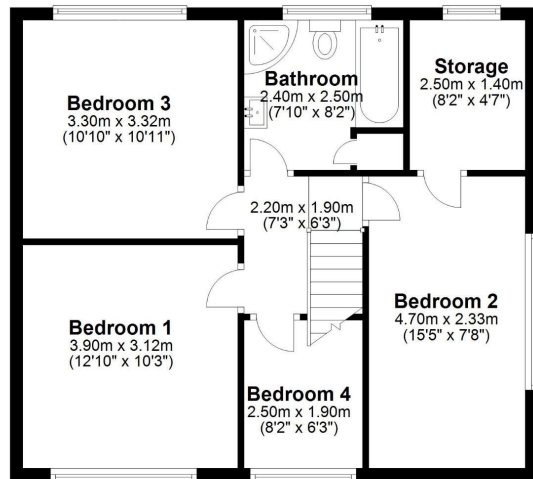
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

arla | [propertymark](https://www.propertymark.co.uk) naea | [propertymark](https://www.propertymark.co.uk)