



23 Dunstan Grove, Cleckheaton, West Yorkshire, BD19 3LE

WELL PRESENTED & SPACIOUS first floor apartment offering a quality contemporary style finish throughout. Situated on this popular development with views over the tree lined communal gardens, it is within walking distance of the town centre amenities and ideal for those looking to DOWNSIZE, FIRST TIME BUYERS or INVESTORS. Comprises hall, lounge, separate modern fitted breakfast kitchen, two DOUBLE BEDROOMS and three piece bathroom and has allocated parking space within the communal car park. Benefits from gas central heating with modern boiler & uPVC DG . EPC - C.

Asking Price £120,000

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GROUND FLOOR COMMUNAL ENTRANCE

ENTRANCE HALL Industrial style light fitting. Storage cupboard

LOUNGE 16'5" x 10'6" max (5m x 3.2m max)

Double aspect room featuring French doors and Juliet balcony giving views over wooded area to rear. Fireplace with inset modern electric fire with pebble effect finish and feature wall mounted lights.

BREAKFAST KITCHEN 12'2" x 7'10" max (3.7m x 2.4m max)

Modern range of wall and base units incorporating contrasting work top and breakfast bar with industrial, style wall mountings. One and a half bowl sink unit and mixer tap, integral electric oven, four ring gas hob plus extractor. Integral auto washer and part tiling to walls.

BEDROOM ONE 12'10" x 10'6" (3.9m x 3.2m)

BEDROOM TWO 9'10" (3.0) x 8'10" (2.7) plus doorway

BATHROOM Modern three piece suite including integral power shower over bath with glazed screen, vanity sink unit, wc and sizeable useful storage cupboard.

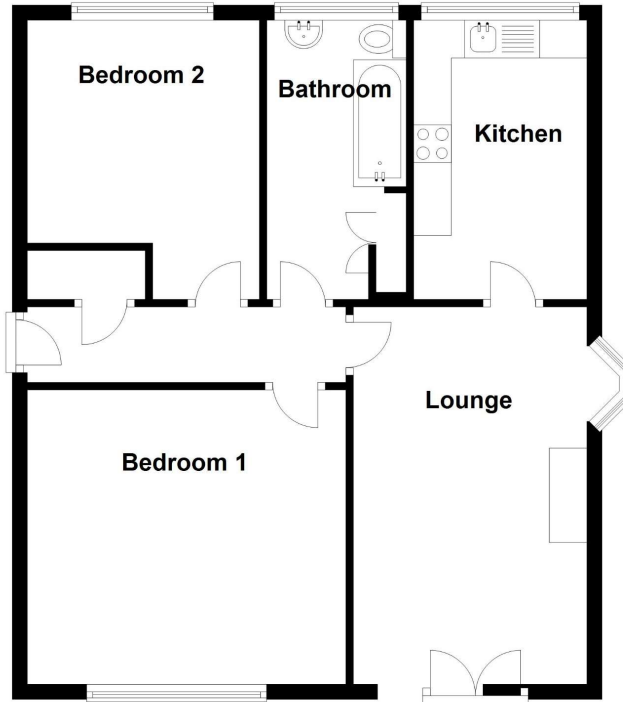
EXTERIOR One car parking space within communal car park.

PLEASE NOTE Please note that the property is sold on a Leasehold basis and we would advise all interested parties to make further enquiries before purchase. We understand it is a 125 year lease from 2003 (104 years remaining) with a Ground Rent payable of £90 per annum. Annual Service Charge tis £1,200 pa.

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



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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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