



20 Moorside Rise, Cleckheaton, West Yorkshire, BD19 6AA

Wanting a SPACIOUS, WELL PRESENTED semi detached bungalow in this under supplied market? Our advice is get in quick for this lovely TWO DOUBLE BEDROOM home situated on this popular cul-de-sac location with open views to the front. Offering a modern specification throughout and sold with NO CHAIN, the bungalow includes a 90ft rear lawned 'garden plot' which is ideal for keen gardeners or simply to relax and entertain. Internally the house comprises hall, lounge enjoying the fine front views from the bay window, conservatory, kitchen and modern shower room. In addition there is a sizeable driveway for off street parking and single detached garage. Benefits from uPVC DG & GCH. EPC - D.

Asking Price £230,000

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SIDE PORCH

HALLWAY Tiled flooring.

LIVING ROOM 16'1" x 11'2" max (4.9m x 3.4m max)

Bay window with open aspect views to front.

KITCHEN 10'6" x 7'10" max (3.2m x 2.4m max)

Dual aspect room with wall and base units, worktop and inset sink with mixer tap. Integrated electric oven and electric hob with extractor fan. Integrated microwave and fridge/freezer. Plumbing for washing machine. Pantry. Wall mounted boiler.

BEDROOM ONE 11'6" x 9'2" max (3.5m x 2.8m max)

Fitted wardrobes and drawers.

BEDROOM TWO 10'2" x 9'2" (3.1m x 2.8m)

Sliding doors to conservatory. Air conditioning unit.

CONSERVATORY 9'6" x 7'3" (2.9m x 2.2m)

Radiator allowing the room to be used year round and tiled flooring. Doors to garden.

SHOWER ROOM Modern three piece suite comprising glazed shower cubicle, vanity sink and WC. Tiled walls and floor. Chrome wall mounted towel heater.

EXTERNAL Sitting on a good sized plot the bungalow includes a circa. 90ft x 40ft (0.1 acre) rear lawned garden 'plot' with fruit trees which was formerly an allotment and is now a great place to relax. In addition there is a low maintenance paved garden to the front and rear along with a driveway for off street parking and detached, brick single garage with power. Outside sockets.

TENURE Freehold

EPC Rating - D

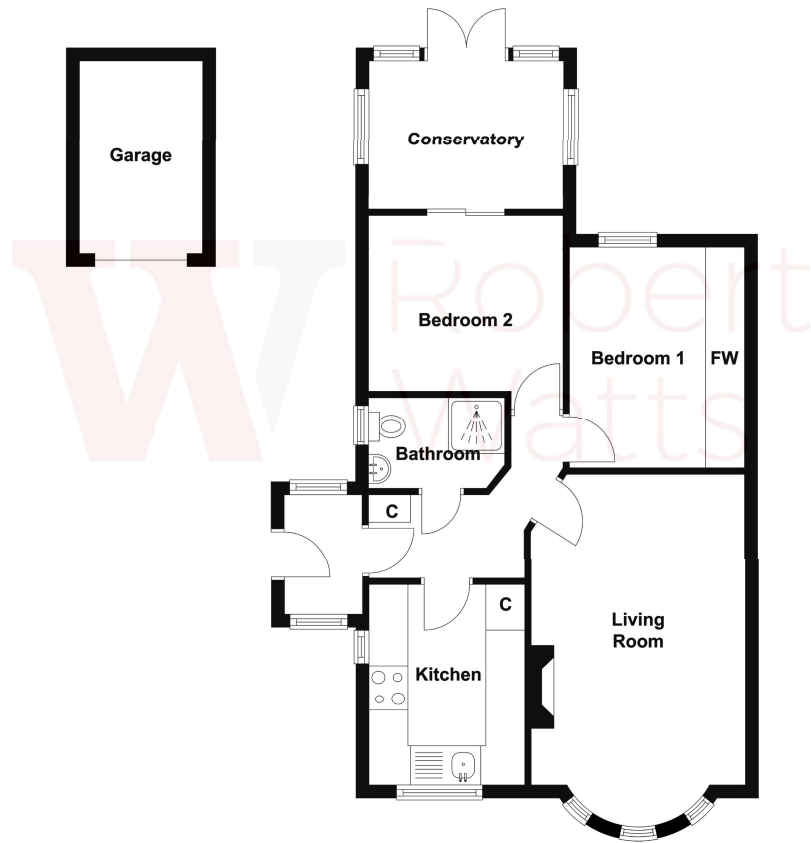
Council Tax Band C

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.



Garage

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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