



30 Holdsworth Street, Cleckheaton, West Yorkshire, BD19 3DH

Offering a DECEPTIVELY SPACIOUS FOOTPRINT of c. 2,195 sqft, this super FIVE/SIX BEDROOM home is ideal for GROWING FAMILIES who need more space & those working from home. Situated within walking distance of the local schools & occupying an elevated position overlooking the Greenway cycle/footpath, this SUPERBLY PRESENTED house provides versatile accommodation arranged over four floors. On the lower ground level it comprises stylish dining kitchen opening onto the landscaped decking & lawned garden, bedroom/office & utility, entrance level lounge, bedroom/snug & WC, three first floor bedrooms offering far reaching views & family bathroom with overall second floor master bedroom, bedroom & shower room. Double driveway parking and benefiting from GCH with a thermostat control on each floor, uPVC DG & alarm.

Offers in excess of £400,000

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

30 Holdsworth Street, Cleckheaton, West Yorkshire, BD19 3DH

GROUND FLOOR HALL Exposed timber staircase. Storage cupboard with wall mounted boiler.

LIVING ROOM 21'4" x 12'6" max (6.5m x 3.8m max)

Triple aspect with bi folding and Juliette Balcony and open aspect views.

SNUG 9'10" x 7'3" max (3m x 2.2m max)

GUEST WC WC and vanity sink with chrome wall mounted towel heater.

LOWER GROUND FLOOR LOBBY Under stairs storage cupboard.

KITCHEN DINER 21'4" x 12'6" max (6.5m x 3.8m max)

Dual aspect room with plenty of natural light. Modern range of wall and base units with timber worktops and breakfast bar and island with inset sink and mixer tap. Integral oven and four ring gas hob with extractor. Integral dishwasher. LED lighting. Bi-folding doors leading to garden.

OFFICE/BEDROOM SIX 9'10" x 7'3" max (3m x 2.2m max)

UTILITY ROOM 9'10" x 6'7" max (3m x 2m max)

Wall and base units with integral freezer, plumbing for washing machine and dryer.

FIRST FLOOR

BEDROOM TWO 12'10" x 11'2" max (3.9m x 3.4m max)

Double bedroom with dual aspect with far reaching views.

BEDROOM THREE 12'6" x 9'10" max (3.8m x 3m max)

BEDROOM FOUR 12'6" x 7'3" max (3.8m x 2.2m max)

BATHROOM Three piece modern suite with larger than average bath with integral shower and glazed shower screen, vanity sink and WC. Tiled walls and floor. Chrome wall mounted towel heater.

SECOND FLOOR

MASTER BEDROOM 21'4" x 12'6" max (6.5m x 3.8m max)

Triple aspect double bedroom with far reaching views.

BEDROOM FIVE 9'10" x 7'3" max (3m x 2.2m max)

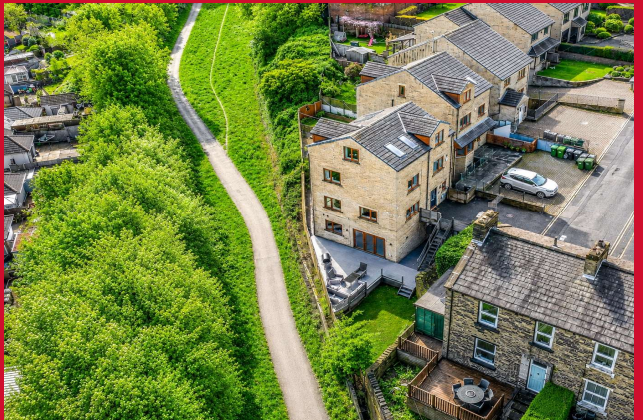
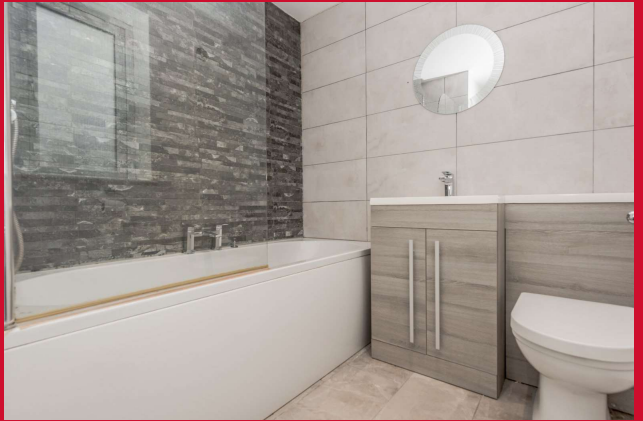
SHOWER ROOM Three piece shower room with walk in glazed shower, vanity sink and WC. Chrome wall mounted towel heater. Tiled walls.

EXTERIOR Landscaped rear garden with decking and lawned area in a super elevated position overlooking the 'Greenway' and tree canopy. Double driveway to front for off street parking with electric charging point. Small garden to front with side area with potential to create lean-to storage. Extra shale covered garden to rear of house which is an ideal area for kids play area. Outside lights and sockets.

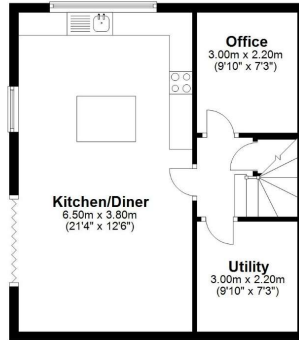
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

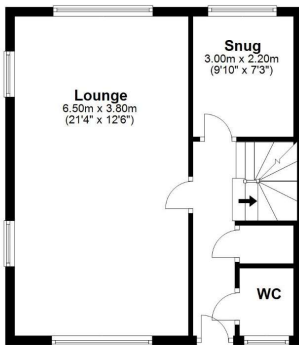
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



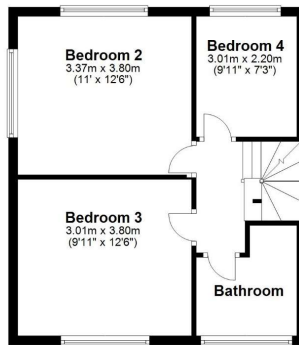
Lower Ground Floor



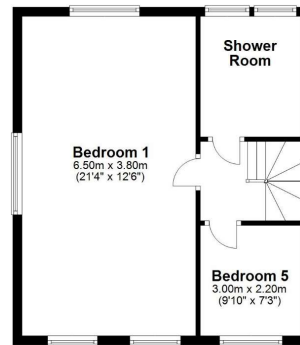
Ground Floor



First Floor



Second Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 nea | propertymark