



71 Westcliffe Road, Cleckheaton, West Yorkshire, BD19 3EP

Of particular interest to DOWNSIZERS or a viable option for BUNGALOW BUYERS, this spacious ground floor apartment may tick all the boxes. Rare within the market, the property has a 999 year lease and the owners have an equal share of a management company who own the overall freehold which avoids the worry of superior landlords and rising service charges. Offering easy access to the local amenities, the apartment has its own front door and comprises lounge/diner, kitchen, two double bedrooms, with modern en suite and shower room and ample storage. Single integral garage on the ground floor with remote control access and driveway to the rear with pleasant communal gardens. Benefiting from uPVC DG and GCH. NO CHAIN. EPC - C.

Asking Price £150,000

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LOUNGE/DINER 15'9" x 13'5" max (4.8m x 4.1m max)

Fireplace with marble hearth and electric fire. Front door and archway to kitchen.

KITCHEN 7'10" x 5'11" max (2.4m x 1.8m max)

Wall and base units, worktop and sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. Integral fridge freezer, plumbing for washing machine and cupboard housing boiler.

INNER HALLWAY Two useful walk-in storage cupboards and access to garage.

BEDROOM ONE 12'2" x 9'2" max (3.7m x 2.8m max)

Fitted wardrobes and bulk head.

ENSUITE BATHROOM Three piece suite comprising of bath, WC and wash hand basin. Tiled walls.

BEDROOM TWO 14'9" x 6'7" max (4.5m x 2m max)

BATHROOM Three piece modern shower room comprising of glazed shower cubicle, WC and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

GARAGE 19' x 9'2" max (5.8m x 2.8m max)

Integral single garage with electric door.

EXTERIOR Pleasant lawned communal gardens to both front and rear with paved patio area. Driveway parking in courtyard to the rear with good sized integral garage 19' x 9'2 (5.8m x 2.8m) with electric door and substantial shelving and bulk head storage. Visitors parking in courtyard.

TENURE Long Leasehold 999 years from 1995 - 970 years remaining

Own share of overall freehold via management company

There is a restriction on sub-letting the property and owning pets

Service charge £25 per month

Building Insurance £111 per annum

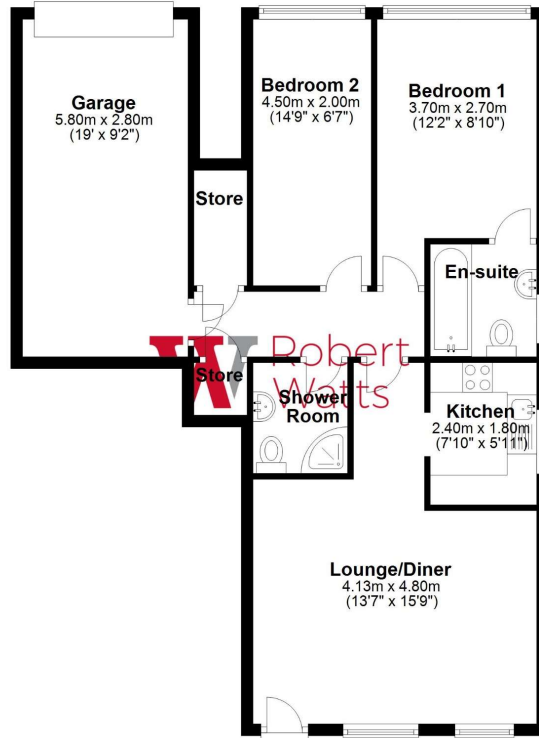
Council Tax Band B

EPC - 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



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

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