



## 51 Bridon Way, Cleckheaton, West Yorkshire, BD19 5DF

This is a great opportunity for GROWING FAMILY BUYERS to purchase this well presented, FOUR BEDROOM mid townhouse offering one of the LARGEST FOOTPRINTS compared to similar houses. Located on this modern development which is handily situated for the well regarded local schools, amenities including the 'Spenn Valley Leisure Centre' and local park and the 'Greenway' cycle/footpath. Arranged over three floors it has THREE BATHROOMS including one ensuite bedroom which suits family buyers and also comprises ground floor modern breakfast kitchen, WC and lounge. To the exterior is a driveway for off street parking and integral garage to the front and pleasant split level garden to the rear with an open aspect view. Benefits from new carpets, no chain, GCH & uPVC DG. EPC - C.

**Guide Price £275,000**

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**ENTRANCE HALL** Having cloaks cupboard.

**GUEST WC** Hand wash basin and wc.

**KITCHEN DINER 14'9" x 12'2" max (4.5m x 3.7m max)**

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven and five ring gas hob. Plumbing for auto washer and newly fitted boiler. Storage cupboard and door to rear garden.

**FIRST FLOOR**

**LOUNGE 16'5" x 14'9" max (5m x 4.5m max)**

L-shaped room. Fireplace and electric fire.

**BEDROOM THREE 11'2" x 7'7" (3.4m x 2.3m)**

**BEDROOM FOUR 11'10" x 6'11" (3.6m x 2.1m)**

**BATHROOM** Three piece modern suite comprising glazed shower cubicle, vanity sink and wc.

**SECOND FLOOR**

**BEDROOM ONE 14'9" x 11'10" (4.5m x 3.6m)**

**EN SUITE** Three piece suite comprising glazed shower cubicle, vanity sink and wc.

**BEDROOM TWO 14'9" x 10'6" (4.5m x 3.2m)**

**SECOND BATHROOM** Three piece modern suite comprising bath with shower extension, vanity sink and wc.

**EXTERIOR** Driveway off street parking to the front and integral garage measuring 5.1m x 2.5m (16'9 x 8'2). This offers further potential to convert to additional accommodation, subject to building regulations.

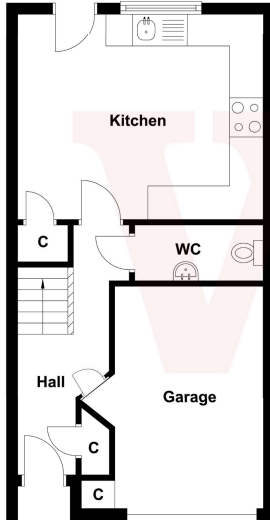
Pleasant tiered garden with paved patio and steps leading up to an artificial lawned area. Lovely open aspect over playground to rear.

Freehold  
Council Tax Band C  
EPC C

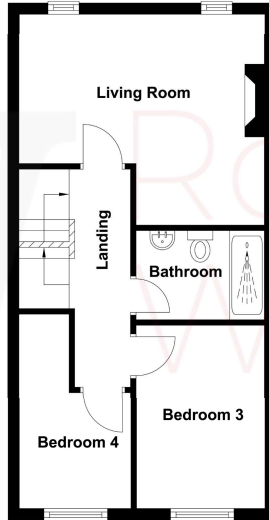
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



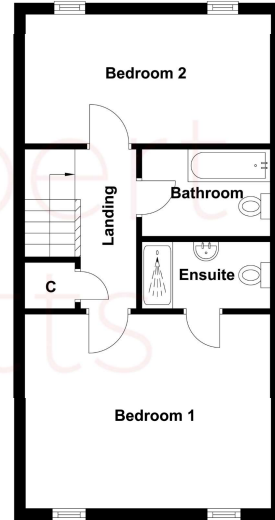
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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