



### **33 Victoria Street, Cleckheaton, West Yorkshire, BD19 3TF**

A super opportunity has arisen to purchase this realistically priced, WELL PRESENTED semi detached house with lovely OPEN ASPECT REAR VIEWS over the bowling green. Offered with NO CHAIN the house ideally suits FTB's or young families and offers easy access to the local amenities and schools. Comprises lounge, modern kitchen, cellar, two bedrooms and bathroom. Pleasant low maintenance gardens to front side and rear with useful outhouse storage. Benefits from GCH & uPVC DG. EPC - D.

**Asking Price £125,000**

**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\_

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# 33 Victoria Street, Cleckheaton, West Yorkshire, BD19 3TF

## **LOUNGE 14'1" x 13'5" max (4.3m x 4.1m max)**

Having alcove cupboards, ceiling rose and corning. Wall mounted electric fire and USB socket.

## **KITCHEN 13'9" x 6'11" max (4.2m x 2.1m max)**

Range of wall and base units incorporating contrasting work top, sink unit with mixer tap and breakfast bar. Integral electric oven and four ring gas hob with plumbing for auto washer. Tiled floor and cupboard housing wall mounted boiler. Door to rear and access to cellar.

## **CELLAR**

## **BEDROOM ONE 14'1" x 10'6" max (4.3m x 3.2m max)**

Double bedroom.

## **BEDROOM TWO 8'10" (2.7) x 6'11" (2.1) plus 4'3" (1.3) x 3'3" (1.0)**

L shaped room with useful USB socket. Views over bowling green.

**BATHROOM** Three piece suite comprising corner bath, wc and hand wash basin. Tiling to walls.

**EXTERIOR** The property benefits from open aspect views to the rear over the bowling green. Low maintenance decked garden with useful outhouse storage to the rear. Yard area to the front and pleasant paved garden to the side with fitted wooden seating and water feature.

Freehold

Council Tax Band B

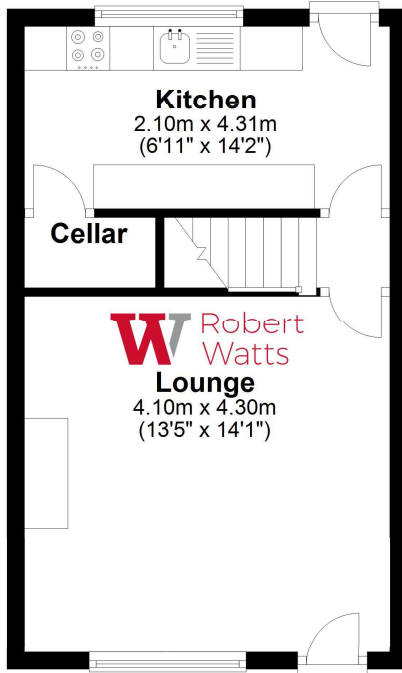
EPC - D

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.

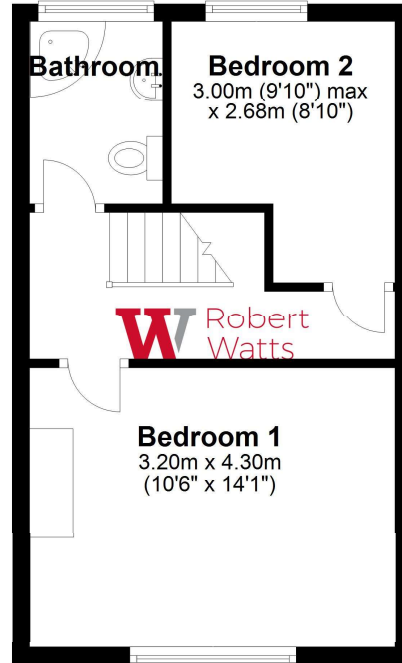




### Ground Floor



### First Floor



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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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