



36 Vine Street, Cleckheaton, West Yorkshire, BD19 3DN

IMMACULATELY PRESENTED two bedroom through terrace situated in this highly popular location. Perfect for FTB's, young families or professional couples, it offers a pleasant suburban feel yet is within walking distance of the town centre, the popular 'Spenn Valley Greenway' circle path and have easy access to the motorway network and local schools. Offering a high specification finish it comprises of entrance porch, lounge, modern fitted breakfast kitchen and cellar, two double bedrooms and modern three piece bathroom. Benefits from an enclosed paved yard area to the rear, uPVC DG & GCH. EPC - D.

Asking Price £135,000

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ENTRANCE PORCH Useful cloaks and storage space.

LIVING ROOM 13'9" x 14'1" max (4.2m x 4.3m max)

Ceiling rose and cornicing. Feature fireplace with log burning stove and timber mantle.

KITCHEN 14'5" x 7'7" max (4.4m x 2.3m max)

Range of modern wall and base units, timber worktop and breakfast bar and inset sink and mixer tap. Range oven and grill. Plumbing for washing machine, cupboard housing boiler and tiled walls.

CELLAR Two useful storage cellars with good head height and plumbing for washing machine.

BEDROOM ONE 14'1" x 9'6" max (4.3m x 2.9m max)

Wall mounted TV point.

BEDROOM TWO 14'1" x 2.4 (4.3m x 2.4)

Fitted wardrobes.

BATHROOM Modern three piece modern suite comprising bath with integral shower with glazed screen, vanity sink and WC. Tiled walls and floor.

EXTERNAL Low maintenance paved yard to rear with outside tap. Small yard to front.

TENURE Freehold.

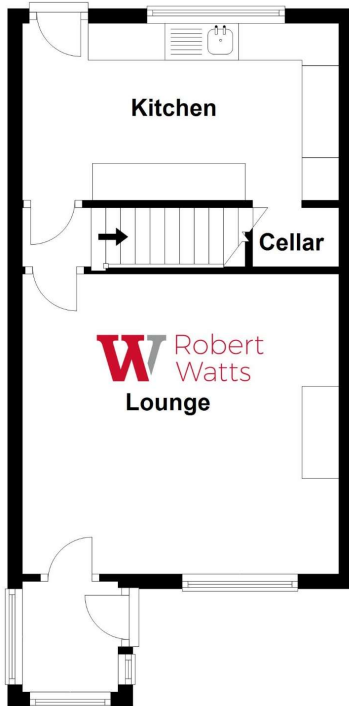
Council Tax Rating A.

EPC Rating D.

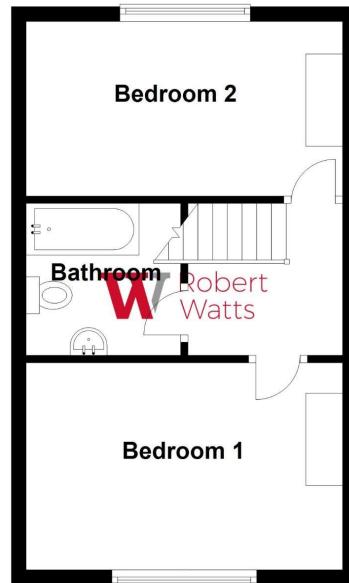
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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