



5 Waltroyd Road, Cleckheaton, West Yorkshire, BD19 3AS

A great opportunity has arisen to purchase this WELL PRESENTED, EXTENDED, three bedroom semi detached built on a LARGE PLOT. Offering an a 180 ft lovely rear garden with open views over St. Luke's church, this makes a GREAT FAMILY HOME as it is within walking distance of the local schools. Offering access from both the front and the rear off Bream Avenue, it comprises hall, lounge, modern kitchen diner with sun room, three first floor bedrooms and shower room. Having driveway parking to the front with delightful landscaped, West facing rear garden with patio and lawned areas, useful 33ft long storage/workshop and rear driveway. Benefits from GCH & uPVC DG.

Asking Price £240,000

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ENTRANCE HALL

LOUNGE 17'1" x 11'10" max (5.2m x 3.6m max)

Fireplace and TV plinth.

KITCHEN DINER 20'4" x 9'6" max (6.2m x 2.9m max)

Modern range of wall and base units incorporating contrasting work top, one and a half bowl inset sink and mixer tap. Integral double electric oven, four ring gas hob plus extractor. Plumbing for both auto washer and dishwasher. Understairs storage and wall mounted boiler. Open to the sun room.

SUN ROOM 11'6" x 9'10" max (3.5m x 3m max)

Door to rear garden and enjoying the lovely rear views.

BEDROOM ONE 13'5" (4.1) x 9'6" (2.9) plus robes

Having fitted wardrobes and bed head cupboards.

BEDROOM TWO 12'2" x 9'10" max (3.7m x 3m max)

Having fitted wardrobes.

BEDROOM THREE 9'2" x 8'10" max (2.8m x 2.7m max)

BATHROOM Modern three piece suite comprising walk-in shower cubicle, vanity sink and wc. Tiling to walls and floor and feature vertical radiator.

EXTERIOR The property occupies a good sized plot of circa. 0.12 acres and features a block paved driveway to the front providing off street parking. Delightful c. 180 ft rear landscaped garden with patio area to well stocked, long lawned garden with mature trees and shrubs. Detached storage/work shop measuring 6.1m x 2.0m plus 4.1m x 2.0m (20 x 6'7 + 13'5 x 6'7) having the benefit of power. Further driveway parking accessed off Bream Avenue.

Tenure - Freehold

Council Tax Band - A

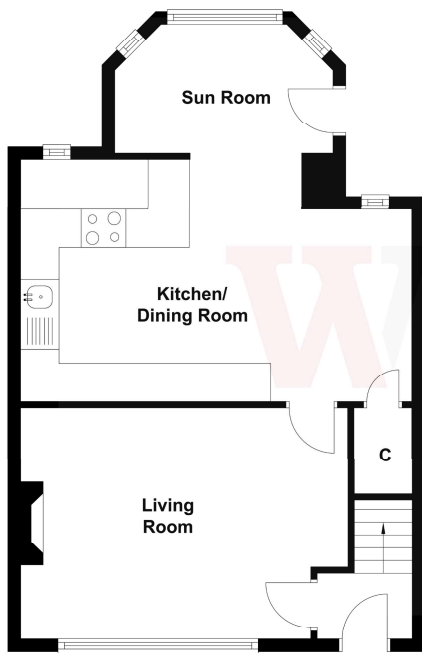
EPC Rating -

Please note 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.



Ground Floor



First Floor

