



24 Whitechapel Road, Cleckheaton, BD19 6HY

IMMACULATELY PRESENTED detached home which offers a deceptively spacious footprint suiting young families and couples. Refurbished to stylish finish by the current vendors, this former three bedroom home is handily situated for the well regarded schools, local amenities and the M62 and enjoys an open aspect view to the rear. Comprises hall, lounge, conservatory, modern kitchen, two double bedrooms, the master has been extended to include the former third bedroom and stunning bathroom. Sitting on a good sized plot with ample driveway parking and single detached garage with pleasant garden to the rear. Benefits from GCH & uPVC DG.

Offers in excess of £225,000

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_

arla | propertymark naea | propertymark

24 Whitechapel Road, Cleckheaton, BD19 6HY

ENTRANCE PORCH

ENTRANCE HALL Bespoke fitted under stairs storage.

LOUNGE 17'9" x 10'10" max (5.4m x 3.3m max)

Fireplace and living flame electric fire and air conditioning unit. Glazed doors to conservatory.

CONSERVATORY 9'10" x 9'6" max (3m x 2.9m max)

French doors to garden.

KITCHEN 11'6" x 8'6" max (3.5m x 2.6m max)

Modern wall and base units, worktop and sink with mixer tap. Double integral electric oven and five-ring gas hob plus extractor. Plumbing for washer and dishwasher.

BEDROOM ONE 11'6" (3.5) x 9'6" (2.9) + 4'7" (1.4) x 6'7" (2) max

L-shaped room with air conditioning unit.

BEDROOM TWO 9'10" x 9'6" max (3m x 2.9m max)

Feature timber panelling and air conditioning unit.

LOFT Boarded loft with built-in ladder and light.

BATHROOM Modern three piece suite comprising of integral shower and glazed shower screen over bath, WC and vanity sink. Tiled walls and floor. Useful storage cupboard.

EXTERIOR Situated on a good sized plot with ample driveway parking to side and front with ingress and egress access. Pleasant lawned garden to rear with open aspect views. Single detached garage with power measuring 16'5 x 8'6 (5m x 2.6m).

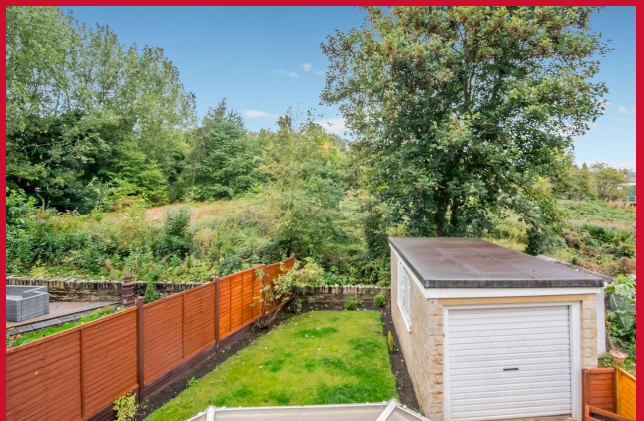
Council Tax Band - C

EPC Rating - C

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(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	

01274 878878
 cleckheaton@robertwatts.co.uk
robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | propertymark naea | propertymark