



11 Westcliffe Rise, Cleckheaton, West Yorkshire, BD19 5HX

Priced to reflect the remodernisation works required, this three bedroom semi detached home makes an IDEAL FAMILY HOME. Offered with NO CHAIN and owned by the same family for over 50 years, it sits on this popular small cul-de-sac within walking distance of the WELL REGARDED LOCAL SCHOOLS. Occupying a GOOD SIZED PLOT with potential to extend (subject to planning) it comprises hall, lounge, breakfast kitchen, three bedrooms and bathroom with driveway parking and detached garage. EPC - TBC.

Asking Price £175,000

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HALL

LOUNGE 14'5" x 14'1" max (4.4m x 4.3m max)

Fireplace and gas fire.

BREAKFAST KITCHEN 17'1" x 7'10" max (5.2m x 2.4m max)

Modest range of wall and base units, worktop and sink and gas cooker point. Useful pantry and rear door.

BEDROOM ONE 11'6" x 11'6" ax (3.5m x 3.5max)

Double bedroom.

BEDROOM TWO 11'2" x 10'6" (3.4m x 3.2m)

Double bedroom.

BEDROOM THREE 8'2" (2.5) x 5'11" (1.8) max inc bulkhead

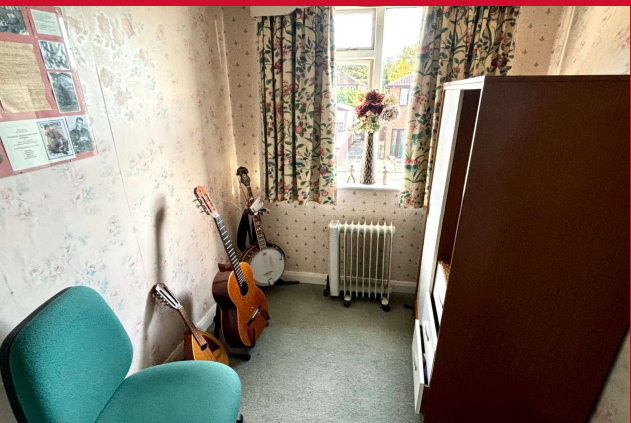
BATHROOM Three piece suite including bath, wc and sink

OUTSIDE Situated on a good sized plot with driveway parking and detached single garage and garden to the front. Sizeable low maintenance, paved, tiered garden to the rear with potential to extend (subject to planning permission).

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.

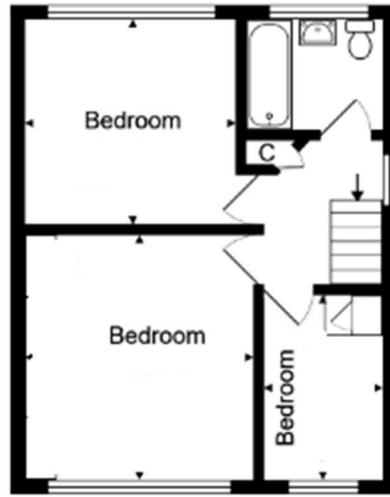
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Ground Floor



First Floor