



## 16 Vine Avenue, Cleckheaton, West Yorkshire, BD19 3DW

FAMILY SIZED, FIVE BEDROOM semi detached dormer bungalow handily located on this small popular cul-de-sac within easy reach of the local amenities and schools and the Greenway cycle/footpath. This WELL PRESENTED, deceptively spacious property has been recently refurbished by the current owners and offers a versatile footprint and would make either a great FAMILY HOME or could suit a traditional bungalow buyer. Comprises hall, lounge with dining area, newly fitted dining kitchen, two ground floor bedrooms and modern shower room and to the first floor are three more bedrooms and storage room which offers the potential to convert to an ensuite or another bedroom. Externally is a driveway offering off street parking leading to a single detached garage with low maintenance gardens to front and rear. Benefits from GCH & uPVC DG.

**Asking Price £235,000**

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**HALLWAY** Hallway with useful storage cupboard.

**LIVING ROOM 17'1" x 11'6" (5.2m x 3.5m)**

With wall mounted TV point and French doors to garden.

**KITCHEN DINER 17'9" x 7'3" max (5.4m x 2.2m max)**

Modern range of wall and base units, worktop and sink with mixer tap. Integrated Bosch electric oven, microwave and dishwasher. Four ring electric hob and extractor fan. Fridge/freezer. Plumbing for washing machine.

**BEDROOM ONE 12'10" x 10'2" (3.9m x 3.1m)**

Double bedroom.

**BEDROOM TWO 8'10" x 7'10" (2.7m x 2.4m)**

**SHOWER ROOM** With modern three piece suite with WC, glazed shower cubicle and vanity sink.

**FIRST FLOOR**

**BEDROOM THREE 10'10" x 8'10" (3.3m x 2.7m)**

Double bedroom.

**BEDROOM FOUR 9'6" x 8'10" (2.9m x 2.7m)**

With storage cupboard and fitted wardrobes

**BEDROOM FIVE 9'6" x 7'3" (2.9m x 2.2m)**

**STORAGE/OCCASIONAL ROOM 9'10" x 6'3" (3m x 1.9m)**

Useful room which could be converted to another bedroom if a dormer window is created or be used for another bathroom, subject to planning permission.

**EXTERNAL** Low maintenance paved garden to front. Driveway to side for off street parking leading to a single attached garage. Low maintenance pleasant paved garden to the rear.

**ADDITIONAL INFORMATION** Freehold

Council Tax Band - C

EPC Rating – D

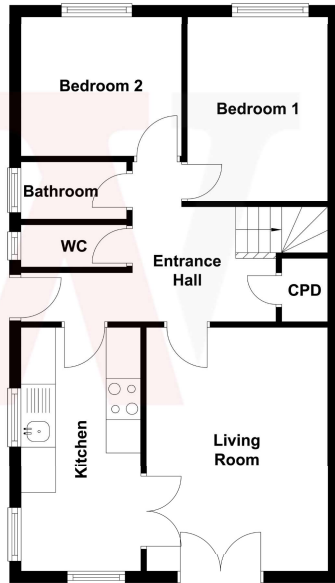
**Mortgages:**

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.

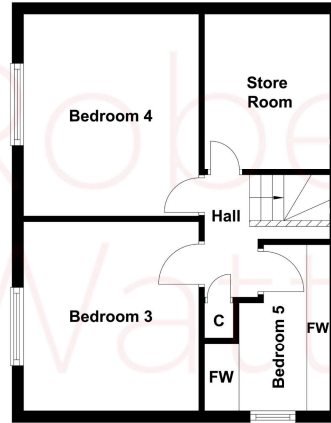
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>67</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	