



47 Westfield Lane, Scholes, Cleckheaton, BD19 6DR

FULLY REFURBISHED to a high standard is this deceptively spacious three bedroom semi detached home situated on this good sized plot with potential to extend, subject to planning. Located in this very popular village location and offering easy access to the local school and amenities and having an lovely OPEN ASPECT with views over playing fields to the rear, this would make a super FAMILY HOME. Comprises hall, lounge, breakfast kitchen, three good sized bedrooms and stunning bathroom with pleasant South West facing lawned garden to the rear and driveway parking to the front. Benefits from uPVC DG, GCH & NO CHAIN.

Asking Price £230,000

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ENTRANCE HALL

LOUNGE 17'5" x 11'2" max (5.3m x 3.4m max)

Dual aspect room with useful storage cupboard and feature timber ballustrade.

KITCHEN DINER 12'2" x 11'2" max (3.7m x 3.4m max)

Recently fitted kitchen comprising wall and base units with complementary work top, one and a half bowl sink and mixer tap. Integral electric oven, induction hob and extractor. Dual aspect room with rear door. Pantry housing wall mounted boiler and plumbing for auto washer.

FIRST FLOOR LANDING Having feature glazed balustrade.

BEDROOM ONE 12'10" x 10'6" max (3.9m x 3.2m max)

Double bedroom.

BEDROOM TWO 11'6" x 9'2" max (3.5m x 2.8m max)

Double bedroom.

BEDROOM THREE 7'7" x 6'7" (2.3mx 2m)

Good sized single.

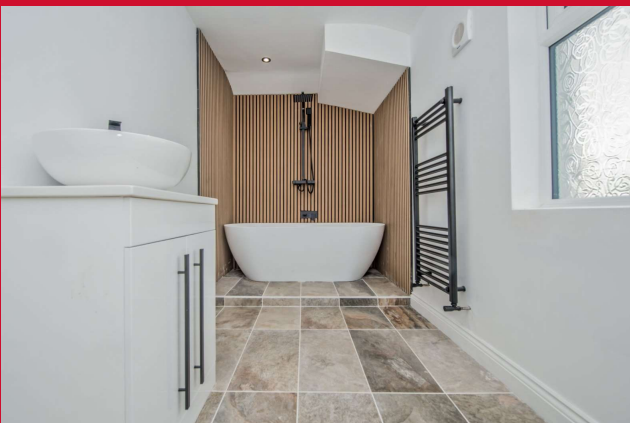
BATHROOM Stunning newly fitted three piece suite comprising raised oval bath with integral shower over, vanity wash basin and wc. Tiling to walls and contemporary style timber wall panelling.

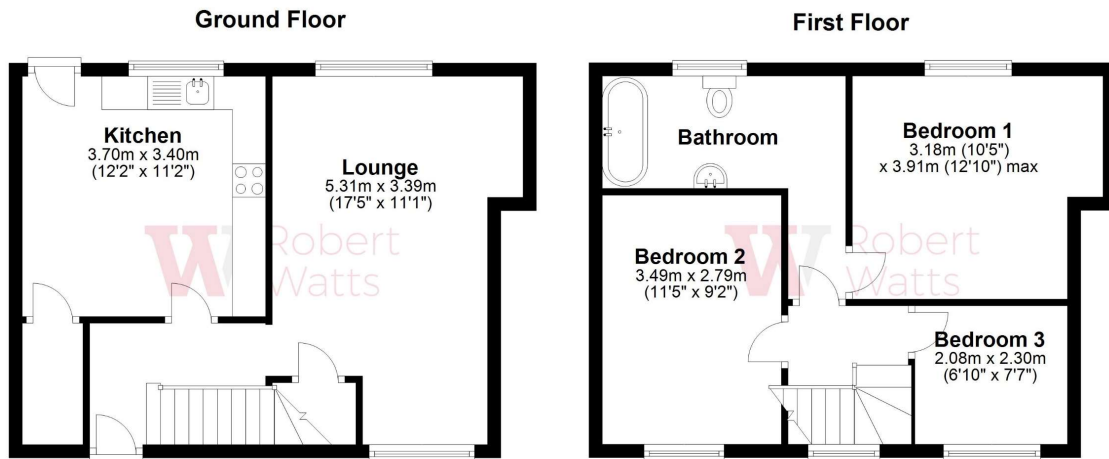
EXTERIOR The property benefits from tarmac double driveway to the front for off street parking. Good sized lawned garden to the rear with open aspect, paved patio and outside lighting and tap.

The house has new carpets and flooring fitted throughout.

Freehold
Council Tax Band A
EPC - C

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.





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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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