



21 Brookfield View, Cleckheaton, BD19 4ES

Stone built, THREE BEDROOM mid terrace house situated in this very popular location with LOVELY OPEN ASPECT VIEWS over a paddock to the rear. Priced to sell and to reflect the cosmetic improvement required, it offers easy access to the local amenities, schools and M62 and is ideal for FTB's or young families. Comprises hall, lounge, breakfast kitchen, two double bedrooms, a single bedroom and bathroom. To the exterior is a potential driveway for off street parking with pleasant lawned gardens to the front and rear. Benefits from uPVC DG and sold with NO CHAIN

Asking Price £170,000

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

21 Brookfield View, Cleckheaton, BD19 4ES

HALL

LOUNGE 13'5" x 11'10" max (4.1m x 3.6m max)

BREAKFAST KITCHEN 17'1" x 8'6" max (5.2m x 2.6m max)

Range of wall and base units, worktop, 1.5 bowl inset sink and mixer tap, internal electric oven with 4 ring gas hob and extractor. Plumbed for washing machine, pantry cupboard and wall mounted boiler.

BEDROOM ONE 11'10" x 10'6" max (3.6m x 3.2m max)

Double bedroom with cast iron fire surround.

BEDROOM TWO 10'6" x 8'6" max (3.2m x 2.6m max)

Double bedroom and open views over rear.

BEDROOM THREE 8'10" x 5'11" max (2.7m x 1.8m max)

BATHROOM Three piece white suite including bath and integral shower over, sink and WC.

OUTSIDE Lawned garden front and decked and lawned garden with decking to rear with lovely views over paddock to rear.

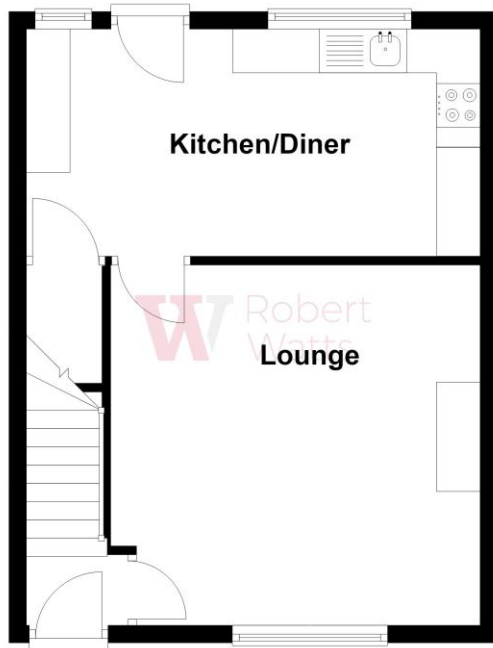
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

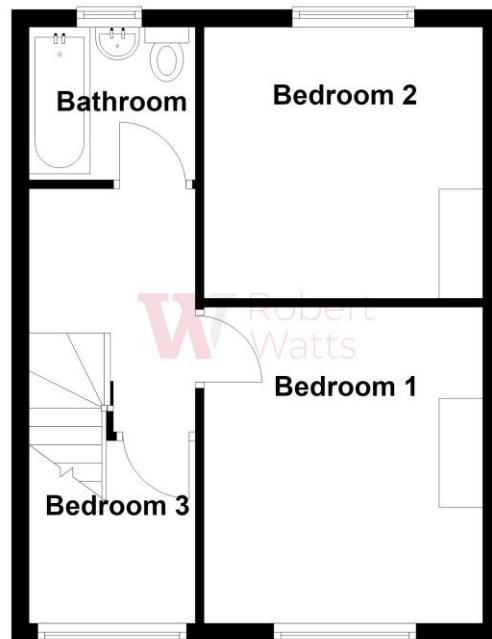
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		