



902 Halifax Road, Cleckheaton, BD19 6LR

A deceptively spacious TRUE EXTENDED DETACHED BUNGALOW in this popular location offering easy access to Cleckheaton, Huddersfield & M62 Motorway. Finished to a high specification and offering versatile accommodation to suit traditional bungalow buyers and growing families. Sold with NO CHAIN it comprises hall, wc, lounge, sizeable living dining room, modern breakfast kitchen, utility, master ensuite bedroom with walk in dressing room (potential fourth bedroom), double ensuite bedroom and single bedroom. To front is a driveway for ample parking and detached garage with raised decking and lawned garden to the rear. Benefits from GCH and uPVC DG. EPC - tbc.

Asking Price £420,000

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ENTRANCE HALL Spacious hallway with timber flooring.

GUEST WC Vanity sink and wc.

LOUNGE 15'9" x 13'9" max (4.8m x 4.2m max)

Fireplace and electric fire. Steps and archway to...

DINING ROOM 24'7" x 12'2" (7.5m x 3.7m)

Having French doors leading onto garden.

UTILITY ROOM 9'6" x 5'7" max (2.9m x 1.7m max)

Wall and base units, contrasting work top and sink unit, Plumbing for auto washer and vent for dryer and wall mounted boiler.

KITCHEN 10'2" (3.1) x 10'2" (3.1) plus 10'6" (3.2) x 5'11" (1.8) max

Modern range of wall and base units finished in white gloss with contrasting work top, breakfast bar and one and a half bowl inset sink and mixer tap. Double integral electric oven, electric hob and extractor. Integral dishwasher and space for US style fridge freezer. Metro tiled walls and door to rear.

BEDROOM ONE 13'5" x 12'2" (4.1m x 3.7m)

EN SUITE Wet room en suite comprising shower, vanity sink and wc. Tiled walls and floor, chrome heated towel rail and vanity mirror.

DRESSING ROOM 11'6" x 9'10" (3.5m x 3m)

Potential for further bedroom. Fitted wardrobes and shelving.

BEDROOM TWO 15'9" x 13'9" (4.8m x 4.2m)

EN SUITE Modern shower room comprising glazed walk-in shower, vanity sink and wc. Tiling to walls and floor.

BEDROOM THREE 10'2" x 8'6" (3.1m x 2.6m)

EXTERIOR The property benefits from ample driveway parking and single detached garage plus lawned area. Raised decked area and pleasant paved and lawned garden with useful storage/garden room measuring 3.3m x 1.8m.

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



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 67 |
| (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 | |

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