



11 Moorside Rise, Cleckheaton, West Yorkshire, BD19 6AA

Split level, two/three bedroom DETACHED BUNGALOW which offers a very VERSATILE FOOTPRINT and suits any number of buyers. Located on this popular cul-de-sac offering easy access to the amenities, schools and country walks the house is sold with NO CHAIN. It can be used as a traditional bungalow with majority of the accommodation on the ground floor but also benefits from a lower ground floor lounge/bedroom and shower room which makes a great 'granny annex/guest suite'. Further comprises lounge, dining kitchen, two ground floor bedrooms and bathroom. Enjoying a good sized plot with a lovely open aspect rear garden and workshop/storage with ample off street parking and garage. Benefits from NO CHAIN, GCH & uPVC DG.

£275,000

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

11 Moorside Rise, Cleckheaton, West Yorkshire, BD19 6AA

ENTRANCE PORCH

ENTRANCE HALL Cloaks cupboard.

LOUNGE 14'9" x 13'5" max (4.5m x 4.1m max)

Bay window. Limestone inset living flame gas fire with pebble effect finish.

KITCHEN DINER 17'5" x 11'6" max (5.3m x 3.5m max)

Range of wall and base units incorporating contrasting work top, one and half bowl sink and mixer tap. Integral electric oven and four ring gas hob. Plumbing for auto washer and vent for dryer. Integral fridge freezer.

SUN ROOM 8'6" x 8'2" (2.6m x 2.5m)

Off the kitchen and overlooking the rear garden and views.

BEDROOM ONE 11'2" (3.4) x 3.1 plus robes

Double bedroom with fitted wardrobes.

BEDROOM TWO 9'6" x 7'3" max (2.9m x 2.2m max)

Fitted wardrobes.

BATHROOM Three piece modern suite comprising glazed walk-in shower, wc and vanity sink. Chrome heated towel rail.

LOWER GROUND FLOOR

LOUNGE/BEDROOM THREE 20' x 11'1" max (6.1m x 3.38m max)

Versatile room with fireplace with electric fire and French doors to garden. This room could easily be used as a 'granny annex' or guest suite with its own access.

SHOWER ROOM Glazed shower cubicle, wc and hand wash basin. Chrome heated towel rail.

WORKSHOP 2.9 x 6'11" (2.9 x 2.1m)

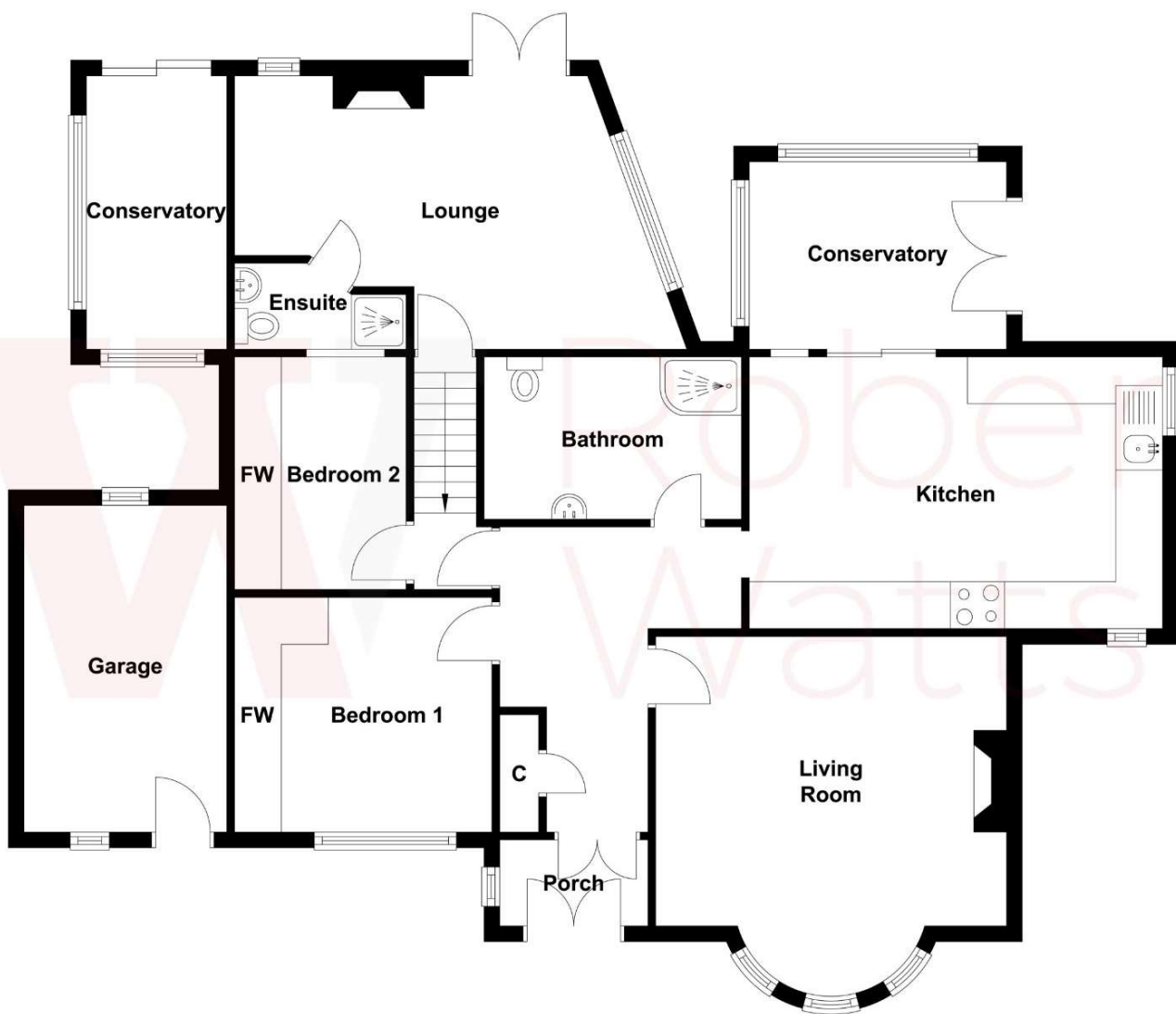
Having outside access and leading to useful lower ground floor storage.

EXTERIOR The property benefits from a good sized, low maintenance paved rear garden with decked area enjoying a lovely open aspect view over fields. Driveway parking to the front and garage measuring 16' x 8' (4.9m x 2.5m) now used as a storage room.

NOTE 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(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 	

 01274 878878
  cleckheaton@robertwatts.co.uk
  robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark