



24 Dunstan Grove, Cleckheaton, West Yorkshire, BD19 3LE

Priced realistically to sell to reflect cosmetic improvement works and sold with NO CHAIN is this second floor apartment offering one of the larger footprints in this popular development. Offering views over the tree lined communal gardens, it is within walking distance of the town centre amenities and ideal for those looking to DOWNSIZE, FIRST TIME BUYERS or INVESTORS. Comprises hall, lounge, separate modern fitted breakfast kitchen, two DOUBLE BEDROOMS and three piece bathroom and has allocated parking space within the communal car park. Benefits from gas central heating & uPVC DG. EPC - C.

Offers in excess of £105,000

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HALL Useful cloaks cupboard and intercom to front door.

LOUNGE 16'5" x 10'6" max (5m x 3.2m max)

French doors and Juliette balcony with open view of communal gardens.

KITCHEN 12'2" x 7'10" max (3.7m x 2.4m max)

Range of wall and base units and worktop with inset sink and mixer tap. Integral electric oven and 4 ring gas hob and extractor. Plumbing for washing machine, wall mounted boiler. Dual aspect room.

BEDROOM ONE 13'1" x 10'6" max (4m x 3.2m max)

Double bedroom.

BEDROOM TWO 10'10" (3.3) x 10'2" (3.1) + doorway

Double bedroom.

BATHROOM Three piece suite including bath and integral shower and glazed shower screen, wc and sink. Useful storage cupboards.

OUTSIDE Communal woodland garden area and allocated car parking space in car park.

OTHER INFORMATION Tenure:

Leasehold Original Lease 22.7.2004 for 125 years. As at June 2025 103 Years and 7 months remaining.

Ground Rent £90 Per Annum / Service Charge £335 Per Quarter including building insurance and window cleaning.

Council Tax Band: B

EPC Rating: B

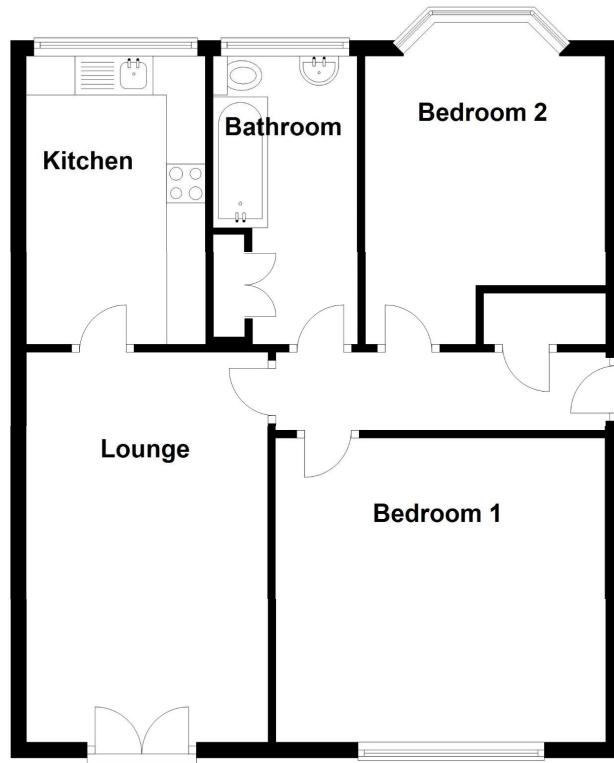
PLEASE NOTE If you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents are required to do this by law. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		