



## 282 Whitechapel Road, Scholes, Cleckheaton, BD19 6HW

SWIFT MOVE SALE- QUICKER COMPLETION: Ask for further information.

A superb opportunity has arisen to purchase this WELL PRESENTED, two bedroom, TRUE, DETACHED BUNGALOW. Located in this highly desirable location between Scholes and Cleckheaton, giving easy access to the local amenities, schools and the M62, this handsome circa.1930's bungalow sits on a generous plot of 0.17 acres offering potential to extend (subject to planning). Comprises hall, lounge, breakfast kitchen, two double bedrooms and bathroom. The house has a good sized loft which also offers potential to convert. With ample driveway parking and detached double garage. Lawned gardens to three sides with mature shrubs and trees. Benefits from GCH, uPCV DG and alarm and is sold with NO ONWARD CHAIN.

**Asking Price £325,000**

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# 282 Whitechapel Road, Scholes, Cleckheaton, BD19 6HW

**ENTRANCE PORCH** Door to Hallway

## RECEPTION HALLWAY

### LIVING ROOM 16'1" x 13'5" max (4.9m x 4.1m max)

Stone fireplace with ornate cornice and ceiling rose. Feature archway leading to Dining Kitchen. Dual aspect room giving excellent natural light.

### BREAKFAST KITCHEN 12'6" x 8'10" max (3.8m x 2.7m max)

Range of wall and base cabinets, contrasting work surfaces and complimentary wall tiling, inset sink with mixer tap, integrated oven and 4 ring gas hob over plus extractor and integral fridge. Tiled flooring and archway to lounge. Door leading to rear vestibule area with door to utility cupboard housing the boiler and plumbed for automatic washing machine.

### BEDROOM ONE 13'1" x 9'10" max (4m x 3m max)

Double bedroom with walk in wardrobe.

### BEDROOM TWO 13'1" x 9'10" max (4m x 3m max)

Double bedroom with cast iron fire surround.

**BATHROOM** Modern three piece suite comprising WC, vanity basin and oval bath with central mixer tap.

**GARDENS** Situated on a good sized plot of 0.17 acres set back from the main road. Lawned gardens to three sides with mature trees and shrubs and driveway parking to the side leading to the detached garage measuring 19'9 x 15'9 (5.4m x 4.8m) with electric door and power.

Please note some of the trees have Tree Preservation Orders attached.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax: D  
EPC Rating: D

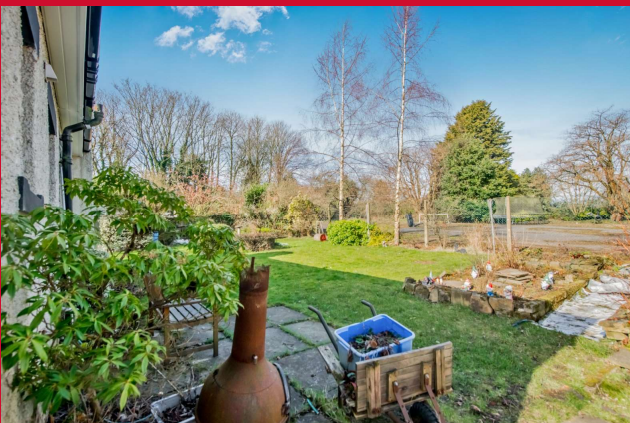
**SWIFT MOVE PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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