



56 Kilroyd Avenue, Hunsworth, Cleckheaton, BD19 4ED

WELL PRESENTED, two bedroom mid terrace which makes an ideal home for FTB' s, small families or downsizers. Handily situated on this popular cul-de-sac location offering easy access to the M62 and the local amenities of Cleckheaton. Comprises porch, lounge, modern kitchen and bathroom with pleasant gardens to front and rear. Benefits from GCH & uPVC DG.

Asking Price £125,000

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ENTRANCE PORCH

LOUNGE 13'9" x 11'2" (4.2m x 3.4m)

Fireplace and living flame gas fire.

KITCHEN 13'9" x 6'3" max (4.2m x 1.9m max)

Wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Electric cooker point and plumbing for auto washer. Wall mounted boiler.

BEDROOM ONE 11'10" (3.6) x 8'6" (2.6) plus robes

Having fitted wardrobes.

BEDROOM TWO 12'6" x 7'7" (3.8m x 2.3m)

BATHROOM Three piece suite comprising bath with electric shower over and glazed screen, wc and hand wash basin. Tiled walls and floor and chrome heated towel rail.

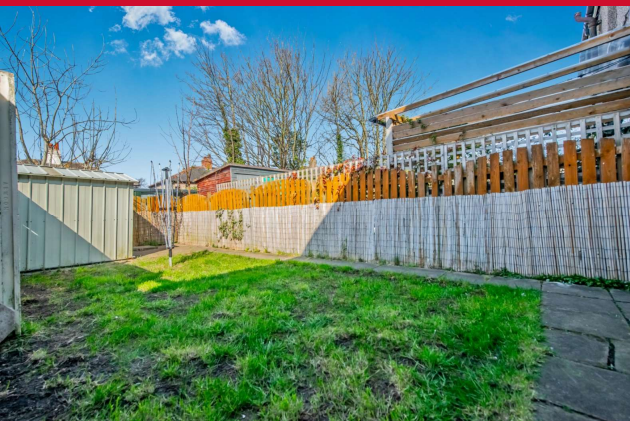
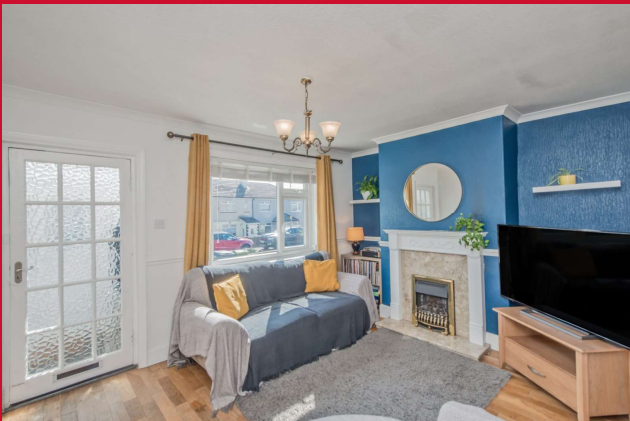
EXTERIOR The property benefits from a pebbled garden to the front and lawned rear garden with outside tap.

Tenure- Freehold

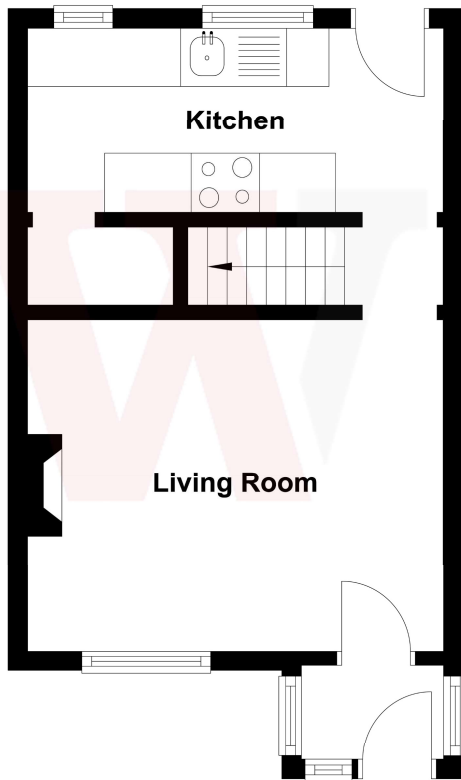
Council Tax Band - A

EPC Rating - C

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(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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