



2 Pavillion View, Scholes, Cleckheaton, BD19 6NL

Early viewing is essential for this rare opportunity to purchase an unusual, well presented DETACHED "COACH HOUSE" that offers living accommodation all on the first floor level. Ideally suiting professional couples, downsizers or FTB's, this lovely TWO DOUBLE BEDROOM, modern home forms part of this ever popular development in Scholes close to all the local amenities. The house is freehold and detached with an INTEGRAL GARAGE, lawned gardens and driveway and further comprises hall, open plan lounge kitchen area and modern bathroom. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Asking Price £195,000

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HALL Ground floor entrance with access to garage.

LANDING Storage cupboard housing boiler.

LOUNGE/KITCHEN 17'5" x 12'10" max (5.3m x 3.9m max)

Open plan lounge kitchen area with excellent natural light.

Modern range of wall and base kitchen units with worktops, inset sink and mixer tap. Integral electric oven and 4 ring gas hob and extractor with integrated fridge/freezer, dishwasher and washing machine.

BEDROOM ONE 11'2" x 9'2" + robes (3.4m x 2.8m + robes)

Double bedroom with fitted wardrobes.

BEDROOM TWO 10'6" x 10'6" (3.2m x 3.2m)

Double bedroom.

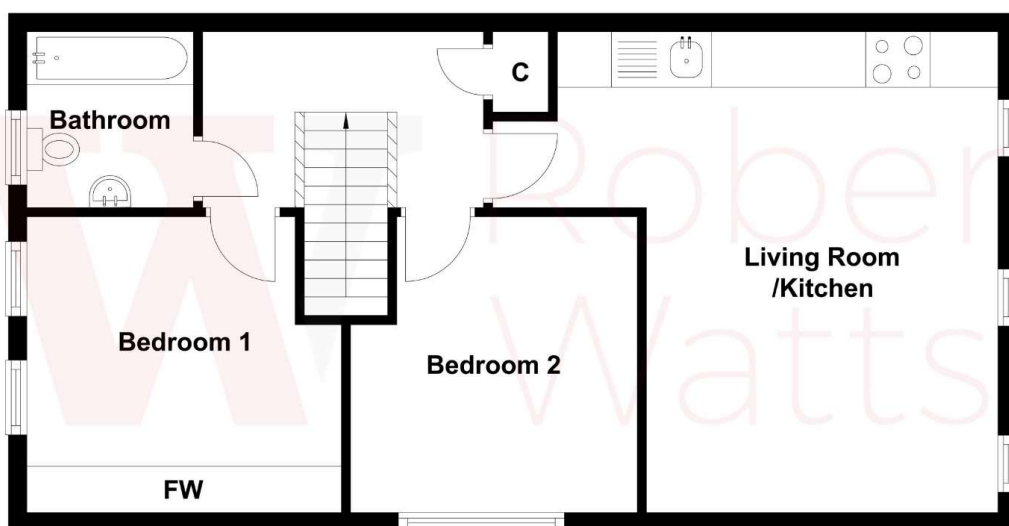
BATHROOM Modern three piece suite with bath and shower and glazed screen, wc and vanity sink with towel heater and tiled walls.


EXTERIOR Driveway providing off street parking leading to an integral garage measuring 17'9 x 9'2 (5.4m x 2.8m) with power, cold water tap and useful, spacious walk in storage cupboard. Pleasant lawned and paved garden area to the front.




PLEASE NOTE The property is built over two further garages but these do not form part of the ownership of 2 Pavillion View. Please ask for further details on this before purchase.

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	81	81
(69-80) C		
(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 	

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