



2 St. Lukes Close, Cleckheaton, West Yorkshire, BD19 6AU

Sizeable FOUR BEDROOM DETACHED house situated on this small select CUL-DE-SAC, offering FAR REACHING REAR VIEWS from the rear. Ideal for FAMILY BUYERS due to its proximity to highly regarded schools.

Well presented and is available with no chain. Having a sizeable footprint it comprises hallway, two reception rooms, conservatory and a fitted kitchen, four bedrooms, master with en suite bedroom, family bathroom as well as a ground floor Cloakroom. Ample, well stocked lawned gardens to the front and rear enjoying the open aspect with driveway and attached garage.

Asking Price £395,000

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HALL Spacious hallway. Internal access to the garage.

GROUND FLOOR CLOAKS Vanity sink and WC.

LIVING ROOM 23'11" x 13'1" max (7.3m x 4m max)

Dual aspect good sized living room living room with double doors to dining room. Fireplace with electric fire.

DINING ROOM 12'10" x 11'2" max (3.9m x 3.4m max)

Sliding doors to conservatory.

CONSERVATORY 19' x 9'6" max (5.8m x 2.9m max)

Enjoying open views to the rear.

KITCHEN 13'5" x 7'7" max (4.1m x 2.3m max)

Range of wall and base units with worktops and 1.5 bowl sink and mixer tap, integrated electric oven and 4 ring gas hob with extractor over and integrated dishwasher.

FIRST FLOOR LANDING Airing cupboard.

BEDROOM ONE 13'1" x 12'10" max (4m x 3.9m max)

Dual aspect room with fitted robes and bed head cupboards.

EN SUITE Comprising: WC, basin and shower cubicle. Tiled walls.

BEDROOM TWO 12'6" x 9'10" max (3.8m x 3m max)

Double bedroom.

BEDROOM THREE 10'2" x 8'2" max (3.1m x 2.5m max)

Fitted robes.

BEDROOM FOUR 7'7" x 7'3" max (2.3m x 2.2m max)

BATHROOM Three piece suite comprising WC, vanity basin and bath with glazed shower-screen. Tiled walls.

DOUBLE GARAGE 17'9" x 17'1" max (5.4m x 5.2m max)

Attached garage with side entrance door and internal door leading to the Hallway. Plumbed for automatic washing machine and vented for tumble dryer. Recently installed combi boiler. Electric roller shutter door.

EXTERIOR Driveway parking to front and lawned garden with well stocked rear lawned garden with paved patio, rockery and Summer House. Enjoys a lovely open aspect view to the rear over the fields.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: E

EPC Rating: D

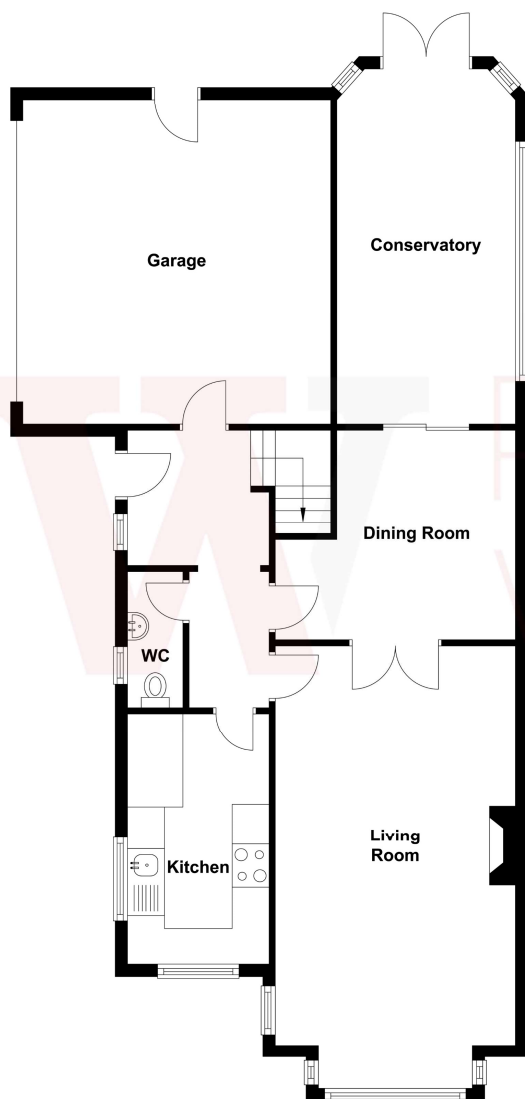
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

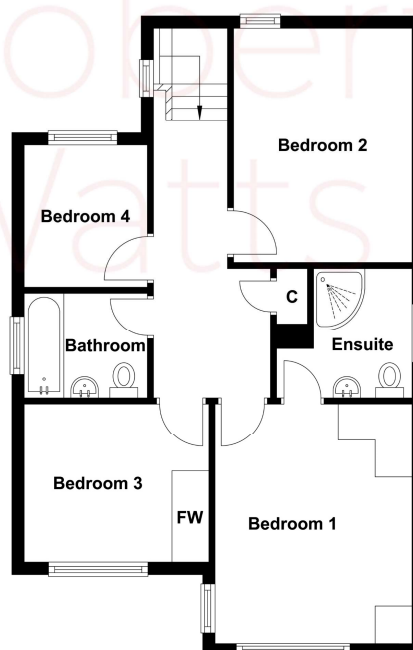
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		