



1 Green Bank, Cleckheaton, BD19 5LQ

An ATTRACTIVE and WELL PRESENTED, three bedroom end town house situated in this ever popular location close to the local amenities and schools. Built by renowned local builder 'Jones Homes'. These houses make an ideal purchase for FIRST TIME or FAMILY BUYERS and are situated on this sought-after, small tree-lined cul-de-sac development.

Much improved by the current owners, it comprises: entrance porch, open plan lounge/diner, modern fitted kitchen, three bedrooms and stunning 3 piece bathroom. The property benefits from a good-sized end plot with driveway parking to the front as well as an additional parking space opposite. Delightful landscaped lawn garden and paved patio to the rear with a further decked area to the side. Benefiting from uPVC DG and GCH.

Asking Price £215,000

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ENTRANCE PORCH

LIVING ROOM 23'11" (7.3) plus bay x 14'1" (4.3) max

Open plan lounge/diner with timber flooring, and open staircase which has useful under-stairs storage.

Dining Area with feature pendant light fitting, patio doors leading to the rear garden and doorway to the Kitchen.

KITCHEN 10'6" x 6'7" max (3.2m x 2m max)

Modern range of shaker style wall and base cabinets with complementary maple finish laminate worktops, inset sink with mixer tap, inset electric oven and hob with extractor over and splashback. Plumbing for washing machine. Underfloor heating.

FIRST FLOOR LANDING

Useful storage cupboard.

BEDROOM ONE 10'10" x 8'10" max (3.3m x 2.7m max)

Double bedroom with fitted wardrobes built into alcove.

BEDROOM TWO 9'6" x 7'7" max (2.9m x 2.3m max)

Double bedroom.

BEDROOM THREE 7'10" x 6'3" max (2.4m x 1.9m max)

BATHROOM

Contemporary three piece suite comprising WC, mounted vanity sink unit and bath with shower over, standard and waterfall shower-heads, with glazed shower screen and tiled flooring.

EXTERIOR

Pebbled area to the front with mature shrubs, lawned area and driveway parking to the front/side. There is an additional allocated parking space opposite.

Pleasant enclosed side garden with timber decked area, perfect for al fresco dining or sun bathing. Landscaped rear garden with lawned areas, mature planting and a paved patio with open aspect over wooded area.

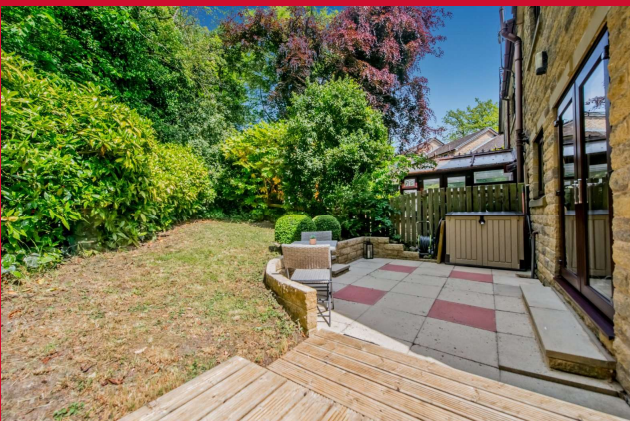
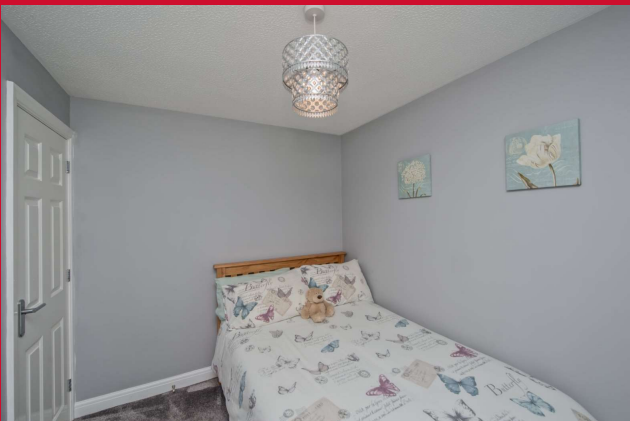
OTHER INFORMATION

Tenure: Freehold

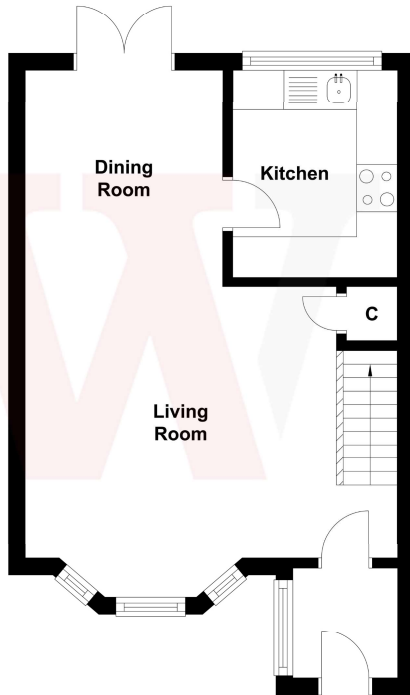
Council Tax Band: C

EPC Rating: C

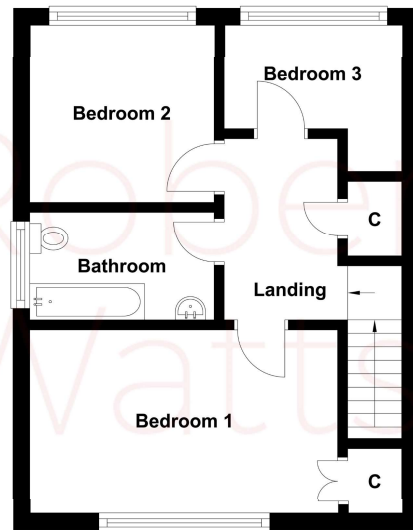
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		