



1 Tofts Road, Cleckheaton, BD19 3BB

A great opportunity has arisen to purchase this PERIOD STYLE, three bedroom end terrace house. Forming part of the original Tofts House which we understand dates from the 1860's, this DECEPTIVELY SPACIOUS home offers a wealth of character. It is ideally located in proximities to the amenities and popular schools, making it an ideal family home.

Comprising: hallway, 23ft lounge with open staircase, dining room, kitchen, useful keeping cellar, three bedrooms and house bathroom.

Benefits from Gas Central Heating, uPVC Double Glazing and EV Electrical Car Charging Point.

Asking Price £200,000

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ENTRANCE VESTIBULE

LIVING ROOM 23'4" x 12'6" max (7.1m x 3.8m max)

Spacious dual aspect room with inset living flame fire and ornate, open timber panelled staircase.

DINING ROOM 13'9" x 7'10" max (4.2m x 2.4m max)

Cupboard housing the boiler.

KITCHEN 13'9" x 7'10" max (4.2m x 2.4m max)

Range of wall and base cabinets with contrasting worktops, inset 1.5 sink and mixer tap. Double electric oven and 4 ring gas hob with plumbed for washing machine and dishwasher.

CELLAR 13'9" x 7'10" max (4.2m x 2.4m max)

Radiator and natural light.

FIRST FLOOR

BEDROOM ONE 13'9" x 13'1" max (4.2m x 4m max)

Dual aspect room.

BEDROOM TWO 13'5" x 9'2" max (4.1m x 2.8m max)

BEDROOM THREE 9'10" x 7'7" max (3m x 2.3m max)

With skylight window.

BATHROOM

Four piece suite comprising WC, basin, bath and separate shower cubicle.

OUTSIDE

Driveway parking to the side accessed off Westgate and yard area. EV electrical car charging point.

There are vehicular rights of access over the driveway to the front and pedestrian rights over the pathway to the side on Tofts Road.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

PLEASE NOTE

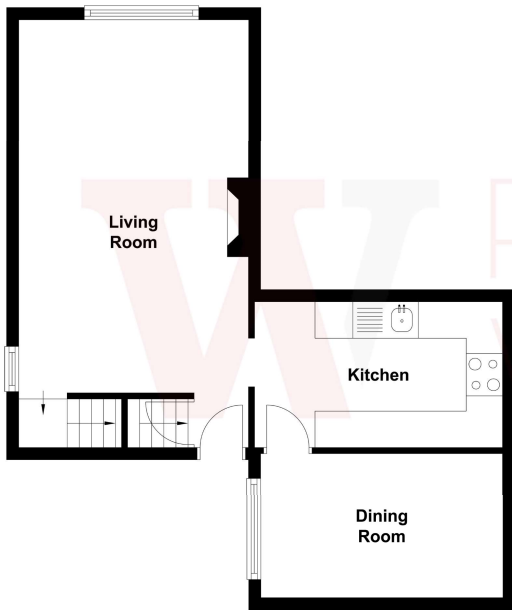
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		