



## 5 Brighton Close, Carlinghow, Batley, WF17 8DL

WELL PRESENTED, three bedroom detached house situated in this ever popular location in White Lee/Carlinghow giving access to the surrounding amenities and schools. Having a deceptively spacious footprint it ideally suits FAMILY BUYERS and has been improved by the current owners. Comprises of entrance hall, lounge, dining kitchen, three first floor bedrooms and modern shower room. To the exterior are gardens to both front and rear with driveway providing ample off road parking facilities. Benefits from GCH & uPVC DG.

**Asking Price £230,000**

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**ENTRANCE HALL** Entrance hall containing wall mounted boiler.

**LIVING ROOM 15'5" x 13'9" max (4.7m x 4.2m max)**

Living room with feature timber, acoustic wall panelling & glazed door.

**KITCHEN DINER 12'6" x 9'6" max (3.8m x 2.9m max)**

Kitchen consisting of wall & base units, inset 1.5 bowl sink with mixer tap, gas cooker point with extractor fan and plumbing for automatic washing machine.

**MASTER BEDROOM 12'2" (3.7) x 9'6" (2.9) plus wardrobes**

Master bedroom with timber wall panelling, fitted wardrobes & cupboards.

**BEDROOM 11'6" x 7'3" max (3.5m x 2.2m max)**

Double bedroom.

**BEDROOM 8'6" x 7'10" max (2.6m x 2.4m max)**

**BATHROOM** Modern three piece shower room featuring glazed cubicle, tiled walls & floors, WC & sink.

**EXTERNAL** The exterior of the home features a lawned garden to the front with a block paved driveway offering ample off street parking to the side. Pleasant good sized lawned gardens & patio to rear with two useful timber, storage sheds.

**OTHER INFORMATION** Tenure: Freehold

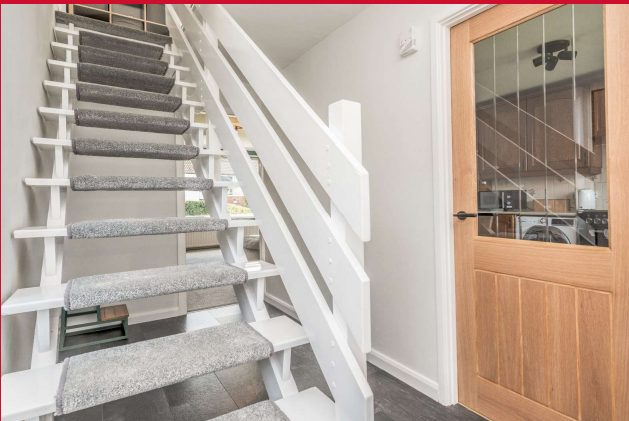
Council Tax Band: C

EPC Rating: D

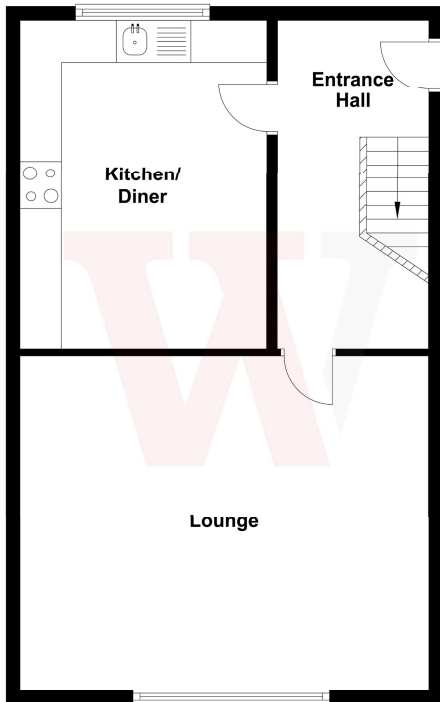
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

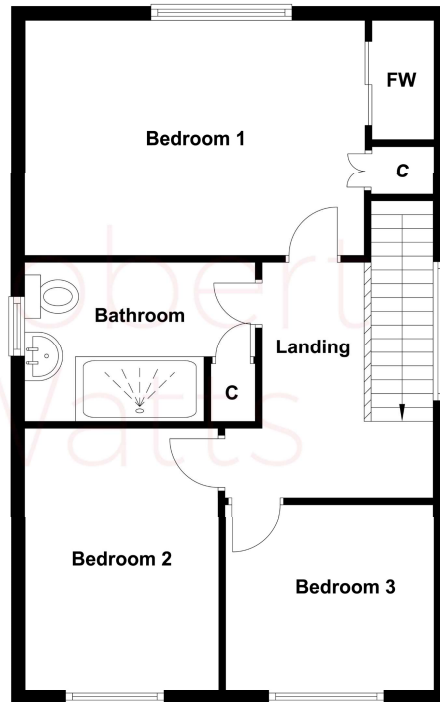
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	65 D	
39-54	E		
21-38	F		
1-20	G		