



4 Hill Street, Cleckheaton, BD19 3NP

Offered with NO CHAIN is this lovely, two bedroom mid terraced COTTAGE offering characterful accommodation. Located on a row of three in this popular location close to the local amenities and schools, it ideally suits FTB's, couples or downsizers. Offering a good sized footprint with lounge, dining kitchen, conservatory, two double bedrooms and bathroom with lawned garden and paved patio areas as well as driveway parking. Benefits from GCH & uPVC DG.

£175,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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LIVING ROOM 15'1" x 14'9" max (4.6m x 4.5m max)

Living flame effect coal fire, door to conservatory.

KITCHEN DINER 17'5" x 11'6" max (5.3m x 3.5m max)

Wall and base units, 1.5 sink and mixer tap, electric oven and hob. Plumbing for a washing machine and wall wall-mounted boiler

CONSERVATORY 11'2" x 10'6" max (3.4m x 3.2m max)

Radiator and door to the garden

BEDROOM ONE 15'1" x 14'9" max (4.6m x 4.5m max)

Exposed timber floorboards.

BEDROOM TWO 12'6" x 8'6" max (3.8m x 2.6m max)

Exposed timber floorboards

BATHROOM Three-piece bathroom suite, wc, bathroom with electric shower and vanity sink.

EXTERNAL Driveway and off street parking to the front with pleasant lawn garden to the rear.

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

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