



Leamar, 707 Halifax Road, Cleckheaton, West Yorkshire, BD19 6LJ

Offered with NO CHAIN is this period style, three bedroom, extended semi detached with lovely SEMI RURAL VIEWS located in this highly sought after area of Hartshead Moor Top. The house requires cosmetic improvement but is priced to reflect this work and offers a super opportunity for FAMILY BUYERS. Comprises porch, hall, lounge, dining room, conservatory and kitchen which offers the opportunity to create a spacious open plan dining kitchen with three first floor bedrooms and shower room. To the exterior is a long driveway for ample off street parking leading to a detached brick built garage with pleasant gardens to the front and rear. Benefits from GCH with modern boiler & uPVC DG.

Asking Price £250,000

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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 15'1" x 12'2" max (4.6m x 3.7m max)

Having fireplace with living flame gas fire. Bay window with feature leaded lights.

DINING ROOM 13'1" x 11'10" max (4m x 3.6m max)

Fireplace and living flame gas fire. Double doors to conservatory. This room offers a great opportunity to remove the wall to the kitchen to create a more contemporary style open plan kitchen diner, subject to building regulations.

CONSERVATORY 9'2" x 8'6" max (2.8m x 2.6m max)

Enjoying views over the garden and fields beyond.

KITCHEN 16'5" x 8'2" max (5m x 2.5m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Gas cooker point and extractor. Useful pantry and door to side.

BEDROOM ONE 12'6" (3.8) x 9'6" (2.9) plus robes

Fitted wardrobes.

BEDROOM TWO 13'1" (4.0) x 10'6" (3.2) plus robes

Fitted wardrobes.

BEDROOM THREE 8'2" (2.5) x 6'3" (1.9) including bulk head

BATHROOM Two piece suite comprising of walk in shower and vanity sink. Storage cupboard housing boiler.

SEPARATE WC

EXTERIOR 17'9" x 9'6" (5.4m x 2.9m)

The property benefits from lawned garden to the front with a long driveway for ample off street parking leading to a single brick built garage with power and electric door measuring 17'9 x 9'6 (5.4m x 2.9m). Pleasant lawned garden to the rear with open aspect and far reaching views which are South West facing.

Tenure - Freehold

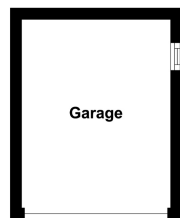
Council Tax Band - C

EPC Rating - D

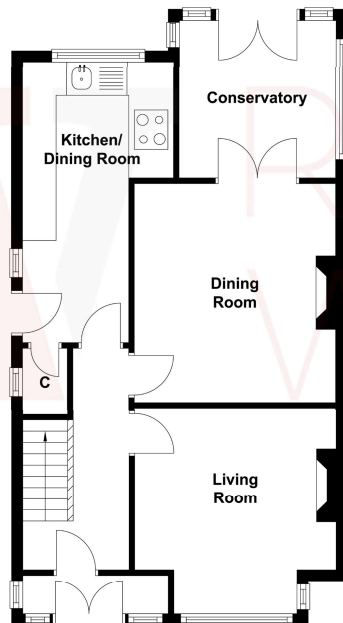
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.

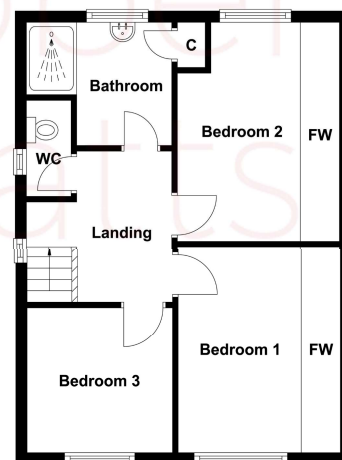




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		