



25 Ashbourne Drive, Cleckheaton, West Yorkshire, BD19 5HZ

Well presented, EXTENDED FOUR BEDROOM semi detached home situated within the popular 'Ashbourne's', close to the local amenities and well regarded schools. Offering a good sized footprint this makes an IDEAL FAMILY HOME with two reception rooms and ensuite master bedroom. Occupying an end plot with off street parking to the front and garage, the house fully comprises hall, lounge, kitchen opening onto the dining room which is great for entertaining, four bedrooms, ensuite shower room and modern bathroom. To the front there is a pleasant lawned as well as a low maintenance garden to the rear. Benefits from GCH & uPVC DG.

Asking Price £299,950

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HALL Useful under stairs storage.

LIVING ROOM 13'1" x 11'2" Max (4m x 3.4m Max)

KITCHEN 18'4" x 9'6" max (5.6m x 2.9m max)

Range of wall and base units with a one-and-a-half inset sink and mixer tap. Integrated electric oven and four-ring gas hob. Integrated dishwasher and fridge freezer. Archway to dining room.

DINING ROOM 10'2" x 8'10" Max (3.1m x 2.7m Max)

Sliding patio doors to garden.

BEDROOM ONE 19' x 9'2" max (5.8m x 2.8m max)

Dual aspect master bedroom.

ENSUITE BATHROOM Three-piece suite including glazed shower cubicle, wc and sink with tiled walls and flooring and chrome wall mounted towel heater.

BEDROOM TWO 12'10" x 10'2" (3.9m x 3.1m)

Double bedroom.

BEDROOM THREE 10'10" x 10'6" (3.3m x 3.2m)

Double bedroom.

BEDROOM FOUR 9'10" (3) x 6'7" (2) max inc bulkhead

BATHROOM Three-piece bathroom suite with electric shower and glazed shower screen over bath, wc and sink. Storage cupboard.

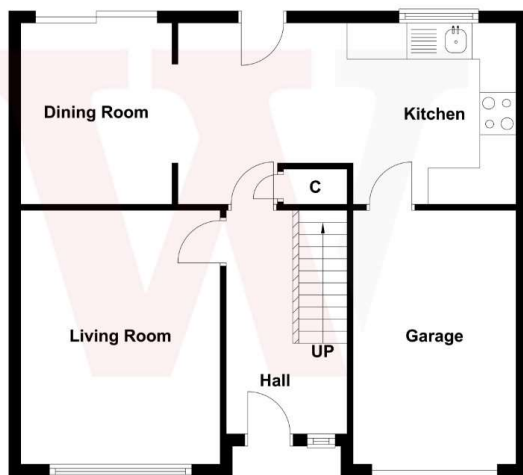
EXTERNAL Driveway parking to the front leading single integral garage and lawned garden to front. Pleasant low maintenance paved garden to rear.

PLEASE NOTE 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

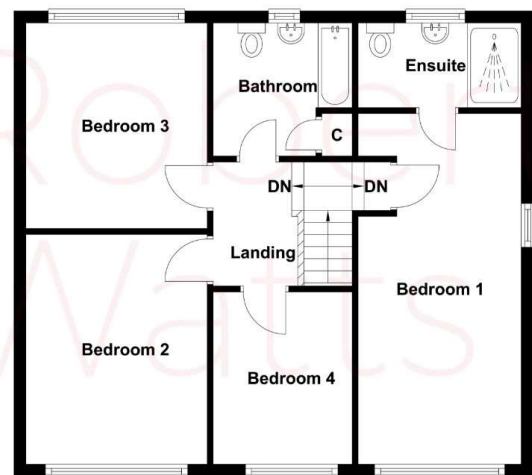
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		