



## **Apt 6, Holdsworth House, 2 Holdsworth Street, Cleckheaton, BD19 3DH**

Rare to the market is this well presented, DUPLEX PENTHOUSE THREE BEDROOM apartment offering a sizeable footprint to suit any number of buyers. Located in this small, modern block close to the local amenities and schools, these apartments rarely come to the market and we are not aware of any other three bedroom properties which have sold locally. Set within landscaped grounds with allocated parking it offers a modern specification throughout with spacious open plan lounge and kitchen area, utility, two good sized bedrooms and bathroom on the second floor with master ensuite bedroom above with large walk in wardrobe. The owners of the block have the 'Right to Manage' the building and it benefits from uPVC DG and electric heating and sold with NO CHAIN.

**£170,000**

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**HALL** Communal ground floor entrance with steps up to second floor.

Spacious private hallway with walk-in storage cupboard and hot water tank and cloaks cupboard

**OPEN PLAN LIVING KITCHEN 21'8" x 17'5" max (6.6m x 5.3m max)**

Wall mounted electric fire with French doors leading to Juliet balcony.

**KITCHEN / BREAKFAST AREA** Range of wall and base units incorporating contrasting work tops, one and a half bowl sink and mixer tap plus breakfast bar. Integral electric oven, hob and extractor. Integral dishwasher and fridge freezer and Metro tiled walls.

**UTILITY ROOM 6'7" x 4'7" max (2m x 1.4m max)**

Having sink unit, plumbing for auto washer and vent for dryer.

**BEDROOM TWO 9'10" x 12'2" Max (3m x 3.7m Max)**

Double bedroom.

**BEDROOM THREE 9'10" x 6'3" max (3m x 1.9m max)**

**BATHROOM** Four piece suite comprising jet bath, glazed shower cubicle, vanity sink and wc. Vanity mirror and tiled walls.

## TOP FLOOR

**BEDROOM ONE 13'1" x 14'5" (4m x 4.4m)**

Master bedroom with large walk-in wardrobe, storage cupboard and Velux window.

**ENSUITE BATHROOM** Four piece suite comprising bath with central tap, vanity sink, glazed shower cubicle and wc. Tiling to walls and floor.

**EXTERNAL** The property benefits from lovely communal landscaped garden, decking and seating areas. Communal car park to the rear with allocated parking space.

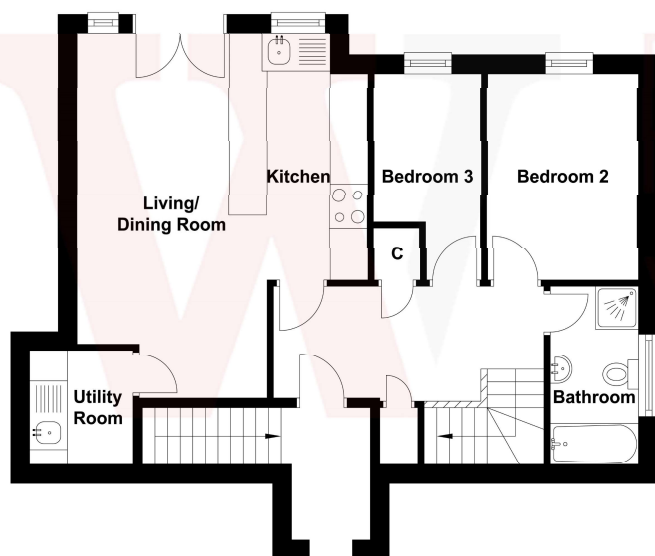
**NOTES** The property is sold as a long leasehold interest with 233 years remaining on the lease. The tenants have the 'Right to Manage' and control the management of the building and communal areas under their own appointed management company. Ground rent is £150 per annum and service charge is £1,063 pa including building insurance. Further details are available on request

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

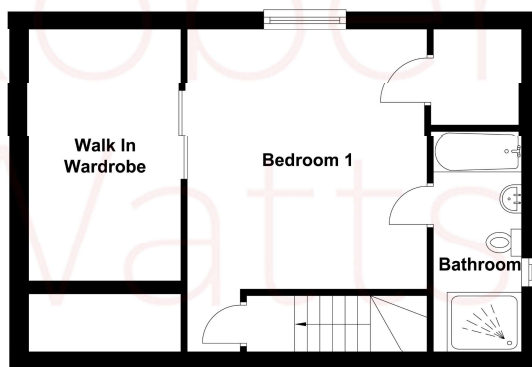
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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**



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