



## 23 Green Bank, Cleckheaton, West Yorkshire, BD19 5LQ

Houses on Green Bank are always popular so we advise buyers to REGISTER THEIR INTEREST EARLY. This WELL PRESENTED two bedroom townhouse is situated in this idyllic location at the head of the cul-de-sac with superb SEMI RURAL VIEWS to the rear. Cleckheaton town centre, Victoria Park, Spen Leisure Centre and Littleton Primary School are all within easy walking distance. This versatile home suits any number of buyers from first time buyers, professional couples and those looking to downsize.

Comprises hall, lounge, dining kitchen, two first floor bedrooms and modern bathroom. A driveway to the front provides ample-off street parking with a lovely lawned garden to the rear. Benefiting from uPVC DG & GCH.

**Asking Price £190,000**

**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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## ENTRANCE PORCH

Tiled flooring.

## LIVING ROOM 14'9" x 11'10" max (4.5m x 3.6m max)

Open staircase leading to the first floor.

## KITCHEN 11'10" x 10'10" max (3.6m x 3.3m max)

Range of modern grey finish wall and base cabinets, contrasting work surfaces and complimentary wall tiling, inset sink and mixer tap, integrate electric oven and 4 ring gas hob, integrated fridge/freezer. Plumbed for automatic washing machine. Cupboard housing the boiler. Double doors to the rear garden.

## BEDROOM ONE 11'10" x 11'6" max (3.6m x 3.5m max)

Far reaching views.

## BEDROOM TWO 10'10" x 6'7" max (3.3m x 2m max)

In-built storage.

## BATHROOM

Three piece suite comprising WC, vanity basin cabinet and bath with mixer tap and mains shower and glazed splash screen. Tiled walls and flooring.

## OUTSIDE

Open aspect views to the front and rear. Patio area, large lawn and timber decked patio area. Well stocked and well maintained borders with mature shrubs and hedges. Storage garden building. Driveway parking and with ample parking to the front.

## OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

EPC Rating : C

Boarded loft. uPVC double glazing and gas central heating.

## PLEASE NOTE

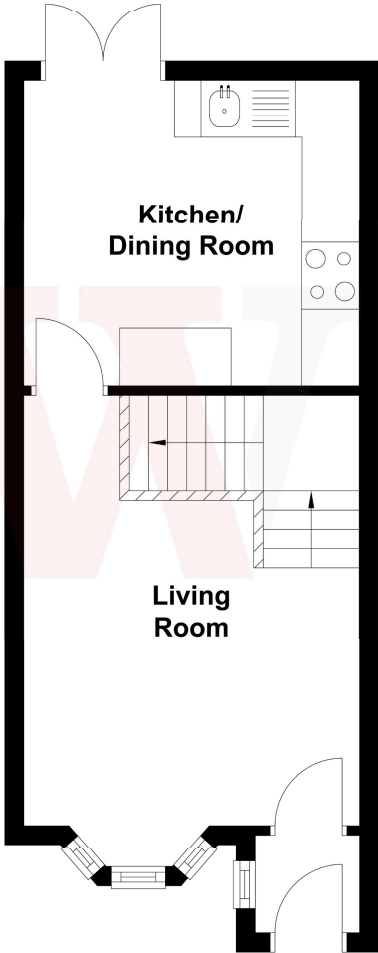
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners, Credas, who charge a fee for this service

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.

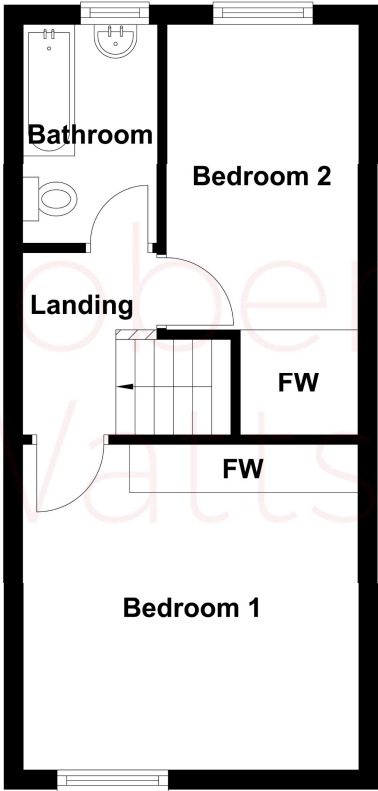




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		