Robert Watts

GETTING WEST YORKSHIRE MOVING

5 Ashbourne Way, Cleckheaton, BD19 5JA

REALISTICALLY PRICED and offered for sale by a motivated seller is this three bedroom semi detached situated in this popular spot Cleckheaton. Similar houses within the locality have been selling very well recently to FAMILY BUYERS as they benefit from ease of access to the local schools and town centre amenities. Comprises TWO RECEPTION rooms, modern kitchen, three bedrooms and bathroom with a GOOD SIZED PLOT with triple driveway to the front for ample off street parking. It also includes a tandem 32ft garage with sizeable garden to the rear with lawned and decked areas which are ideal for family entertaining. Benefiting from GCH & uPVC DG.

Offers in excess of £200,000

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ENTRANCE PORCH

ENTRANCE HALL Having double glazed doors to lounge.

LOUNGE 14'5" x 11'10" max (4.4m x 3.6m max)
Fireplace and living flame gas fire. Useful under stairs storage cupboard.

DINING ROOM 9'2" x 7'3" (2.8m x 2.2m)
French doors leading onto garden.

KITCHEN 9'2" x 7'3" max (2.8m x 2.2m max)
Modern range of wall and base units incorporating contrasting work top, one and a half bowl sind and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer.

BEDROOM ONE 12'10" x 8'6" max (3.9m x 2.6m max)
Fitted wardrobes and bed head cupboards.

BEDROOM TWO 11'2" x 9'2" (3.4m x 2.8m)

BEDROOM THREE 9'10" (3) x 6'3" (1.9) max inc. bulkhead cupboard

BATHROOM Three piece suite comprising P-shaped bath, shower extension and glazed screen, hand wash basin and wc. Tiling to walls and chrome heated towel rail.

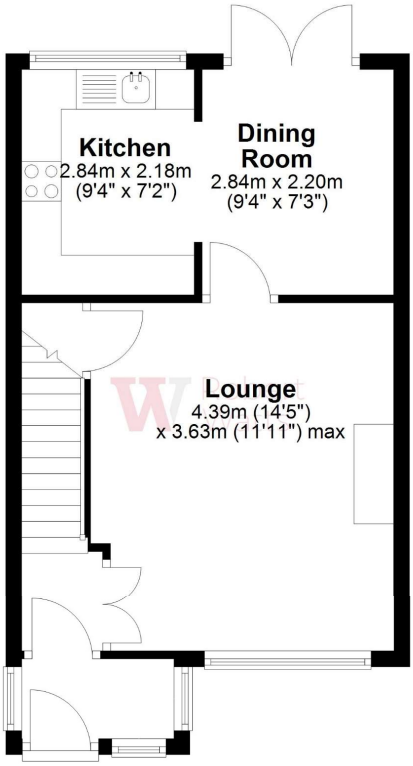
EXTERIOR The property benefits from a block paved driveway to the front and side providing off street parking. Pleasant low maintenance artificial lawned garden and decked area to the rear. Larger than average, 32ft long detached single garage.

Tenure - Freehold
Council Tax Band - B
EPC Rating C

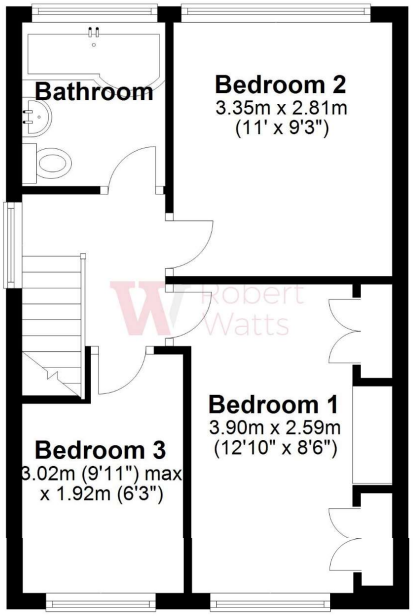
PLEASE NOTE Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

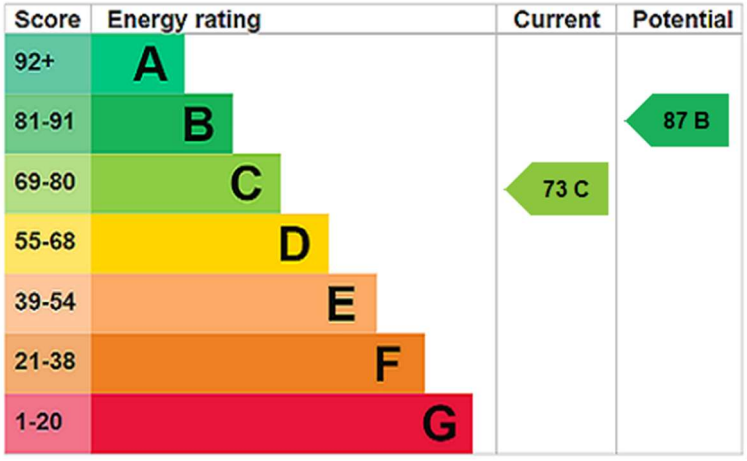
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





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