



## 29 Ashbourne Way, Cleckheaton, West Yorkshire, BD19 5JA

Offering a CONTEMPORARY and STYLISH finish is this three bedroom mid terrace house situated in this ever popular location. Ideal for FAMILY BUYERS as it sits within close proximity to the local schools and amenities the house has a modern feel throughout.

Comprises hall, lounge, dining kitchen with bi-folding doors, three bedrooms and bathroom with driveway parking and pleasant South facing rear garden. Benefits from GCH & uPVC DG.

**Asking Price £190,000**

 01274 878878  cleckheaton@robertwatts.co.uk  robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 RWEstateAgents  @robertwatts\_

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## ENTRANCE PORCH

## HALLWAY

### LIVING ROOM 14'5" x 11'10" max (4.4m x 3.6m max)

Useful under-stairs storage.

### DINING KITCHEN 15'1" x 9'10" max (4.6m x 3m max)

Range of modern wall and base units, inset stainless steel sink and mixer tap, integrated electric oven and hob with extractor over and plumbed for automatic washing machine. Tiled flooring and complimentary splashback wall tiling. Bi-folding doors opening up to the rear garden.

### BEDROOM ONE 12'10" x 8'10" max (3.9m x 2.7m max)

### BEDROOM TWO 10'10" x 9'2" max (3.3m x 2.8m max)

Cupboard housing the boiler.

### BEDROOM THREE 7'10" x 5'11" max (2.4m x 1.8m max)

## BATHROOM

Three piece suite comprising WC, bath with shower and glazed shower screen, vanity sink unit with mixer tap. Chrome heated towel rail and vanity mirror. Tiled walls.

## EXTERIOR

Resin driveway parking to the front. Pleasant paved patio, lawned and timber decking South-facing rear garden.

## 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.

## OTHER INFORMATION

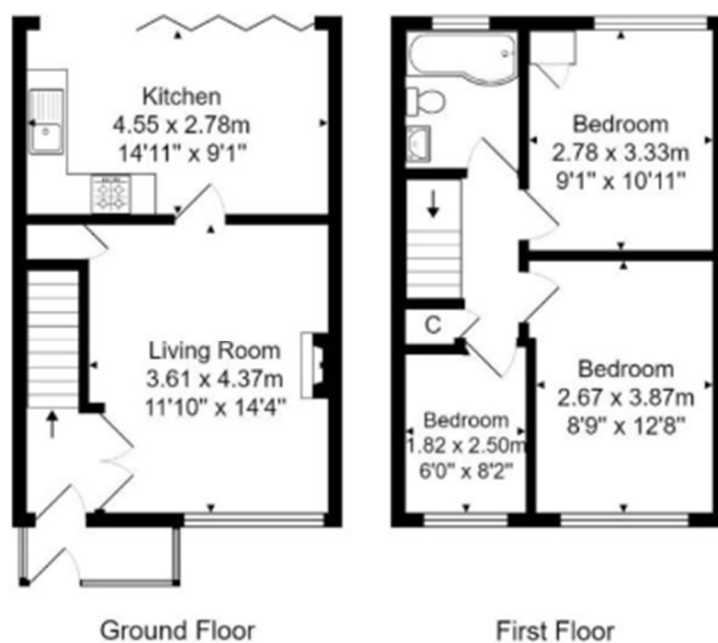
Tenure: Freehold

EPC Rating: D

Council Tax Band: B

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		