



81 West End Drive, Cleckheaton, West Yorkshire, BD19 6JD

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information. ***** NO CHAIN*****

Offering one of the **LARGEST FOOTPRINTS** on this popular development is this **EXTENDED**, four/five bedroom, three-bathroom detached house. Situated within easy reach of the town centre amenities and local schools, it makes a super **FAMILY HOME**. Offering an enviable and versatile floor area of c.1,485 sqft it has a modern feel throughout. Comprises hall, extended lounge, dining room, kitchen, conservatory, study and WC on the ground floor. To the upper floor four good sized bedrooms, two of which enjoy modern en suite facilities - excellent for extended families, older children and visitors, also a family bathroom. The outside has block-paved triple driveway to the front and a pleasant lawned garden to the rear. This property benefits from GCH, uPVC DG, Security Alarm & CCTV cameras front rear and side. External electric vehicle point.

Asking Price £410,000

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ENTRANCE HALL

LOUNGE 22'4" x 14'5" max (6.8m x 4.4m max)

Extended lounge with fireplace and living flame gas fire. Wall mounted TV point and double doors to conservatory.

CONSERVATORY 9'6" x 7'7" max (2.9m x 2.3m max)

Double doors leading to the garden and lounge.

KITCHEN 15'5" x 8'10" max (4.7m x 2.7m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Double electric oven, hob and extractor. Plumbing for auto washer and dishwasher. Tiled walls and floor and side door.

UTILITY CUPBOARD Housing wall mounted boiler and storage.

DINING ROOM 13'1" x 8'6" max (4m x 2.6m max)

With bay window to the front.

STUDY/SITTING ROOM 13'5" x 7'7" (4.1m x 2.3m)

GUEST WC Having hand wash basin and wc.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 14'1" (4.3) x 12'10" (3.9) plus 9'2" (2.8) x 4'7" (1.4)

Extended dual aspect room with fitted wardrobes and bed head cupboards.

EN SUITE Modern three piece suite comprising glazed walk-in double shower cubicle, wc and vanity sink. Tiling to walls and chrome heated towel rail.

BEDROOM TWO 13'1" x 11'6" max (4m x 3.5m max)

Having fitted wardrobes.

EN SUITE Three piece suite comprising glazed shower cubicle, wc and vanity sink.

BEDROOM THREE 11'6" x 8'6" max (3.5m x 2.6m max)

Fitted wardrobe.

BEDROOM FOUR 11'10" x 7'3" max (3.6m x 2.2m max)

Fitted wardrobe.

BATHROOM Modern three piece suite comprising bath with integral shower over and glazed screen, wc and vanity sink.

EXTERIOR The property benefits from a block paved triple driveway for parking to the front. Pleasant paved patio and lawned garden to the rear plus timber shed.

Tenure - Freehold

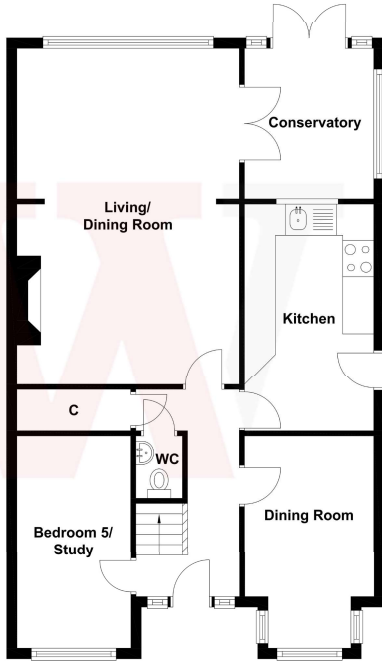
Council Tax Band - D

EPC Rating - C

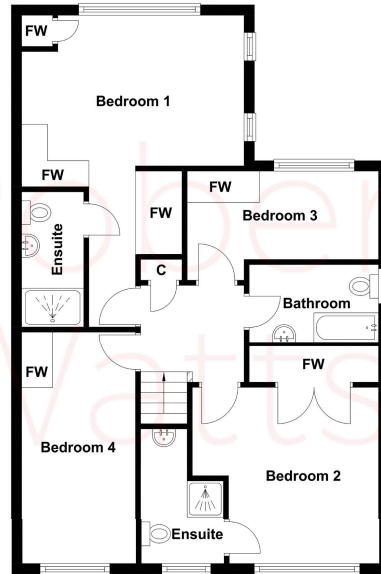
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		