



58 Clare Road, Cleckheaton, West Yorkshire, BD19 5HW

ARRANGED OVER THREE FLOORS this FOUR BEDROOM end terrace offers a spacious and versatile footprint. Ideally located at the end of this popular cul-de-sac it makes a great FAMILY HOME as it is within walking distance of the local schools and amenities. Offering a stylish and contemporary open plan style ground floor with lounge area and modern dining kitchen it further comprises three first floor bedrooms and bathroom with overall attic master bedroom. To the exterior is a garage and driveway parking, the property enjoys enclosed gardens to the front and rear with the rear offering a good degree of privacy that has been landscaped to include a raised sun terrace. Benefits from GCH & uPVC DG.

Offers Over £230,000

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ENTRANCE HALL Having tiled flooring.

LOUNGE 14'9" x 11'6" max (4.5m x 3.5m max)

Modern wall and timber panelling and useful under stairs storage. Open to...

KITCHEN DINER 15'1" x 10'6" max (4.6m x 3.2m max)

Modern range of wall and base units incorporating contrasting Quartz work top, inset sink and mixer tap. Double electric oven, induction hob and extractor. Plumbing for auto washer and space for US style fridge freezer. Oversized porcelain tiling and French doors to garden.

FIRST FLOOR Feature lattice style balustrade.

BEDROOM TWO 12'6" (3.8) x 8'6" (2.6) plus robes

Fitted wardrobes.

BEDROOM THREE 12'2" x 7'10" (3.7m x 2.4m)

BEDROOM FOUR 8'2" x 6'7" (2.5m x 2m)

BATHROOM Three piece modern suite comprising P shaped bath with integral shower and glazed screen, vanity sink and wc. Tiled walls and flooring.

SECOND FLOOR

BEDROOM ONE 14'9" (4.5) x 12'10" (3.9) max including staircase

Second floor master bedroom with useful eaves storage and roof lights.

EXTERIOR The property benefits from a pleasant rear garden with artificial lawn and decked area. Lawned garden to the front with driveway parking and single stone built detached garage. Weatherproof outside electric sockets to the front and rear and outside tap to the rear.

Tenure - Freehold

Council Tax Band - B

EPC Rating - D

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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