



## 19 Heaton Avenue, Cleckheaton, BD19 3ER

Another great opportunity has arisen in this highly competitive price bracket to purchase this WELL PRESENTED, three bedroom semi detached home. Ideally suiting FAMILY BUYERS as the well regarded local schools are within walking distance and it is also within close proximity to the local amenities. Offering a stylish, contemporary finish throughout it comprises hall, two reception rooms, kitchen, three bedrooms and bathroom with ample driveway parking and landscaped rear garden. Benefits from GCH & uPVC DG.

**Asking Price £220,000**

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## ENTRANCE HALL

### LOUNGE 16'9" x 11'10" max (5.1m x 3.6m max)

Wall mounted TV point with feature acoustic timber wall panelling. Archway to;

### DINING ROOM 9'6" x 7'10" (2.9m x 2.4m)

Having French doors to garden.

### KITCHEN 9'6" x 6'11" max (2.9m x 2.1m max)

Modern range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Double electric oven, four rig gas hob and extractor. Plumbing for auto washer. Tiled walls and floor. Useful pantry and door to rear.

**FIRST FLOOR LANDING** Useful storage cupboard.

### BEDROOM ONE 13'5" x 8'10" max (4.1m x 2.7m max)

Fitted wardrobes and feature timber wall panelling.

### BEDROOM TWO 11'6" x 8'10" (3.5m x 2.7m)

Featuring far reaching views.

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

**BATHROOM** Three piece suite comprising bath with central tap, itegral shower and glazed screen, vanity sink and wc. Tiling to walls and floor. Vanity mirror and chrome heated towel rail.

**EXTERIOR** The property benefits from block paved driveway providing ample parking to the front and side. Lovely Indian stone patio and lawned garden area to the rear.

Tenure - Freehold

Council Tax Band - B

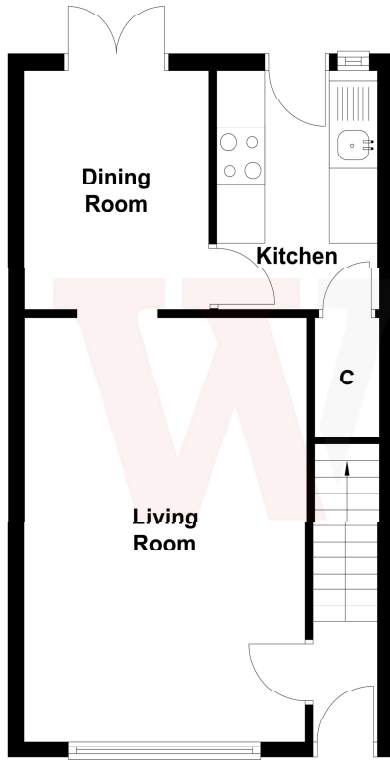
EPC Rating -

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

