



32 Heaton Street, Cleckheaton, West Yorkshire, BD19 3TN

REFURBISHED, three bedroom semi detached offered at a realistic price and ideal for FTB's trying to get on the property ladder or young families. Sold with NO CHAIN and handily accessible for the amenities and schools it offers a fantastic modern finish with new carpets, uPVC DG and bathroom and comprises hall, lounge, breakfast kitchen, cellar, three bedrooms and a shared yard to the rear. Benefits from GCH.

Asking Price £135,000

 01274 878878  cleckheaton@robertwatts.co.uk  robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 [RWEstateAgents](https://www.facebook.com/RWEstateAgents)  [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

32 Heaton Street, Cleckheaton, West Yorkshire, BD19 3TN

ENTRANCE HALL

LOUNGE 14'1" x 12'10" max (4.3m x 3.9m max)

KITCHEN 16'1" x 8'2" max (4.9m x 2.5m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer.

CELLAR Having wall mounted boiler.

BEDROOM ONE 10'2" x 9'6" max (3.1m x 2.9m max)

BEDROOM TWO 11'10" x 8'6" max (3.6m x 2.6m max)

BEDROOM THREE 7'3" x 6'7" (2.2m x 2m)

BATHROOM New three piece suite comprising bath with shower over and glazed screen, wc and hand wash basin. Chrome heated towel rail.

EXTERIOR The property benefits from a shared yard to rear with the neighbouring houses.

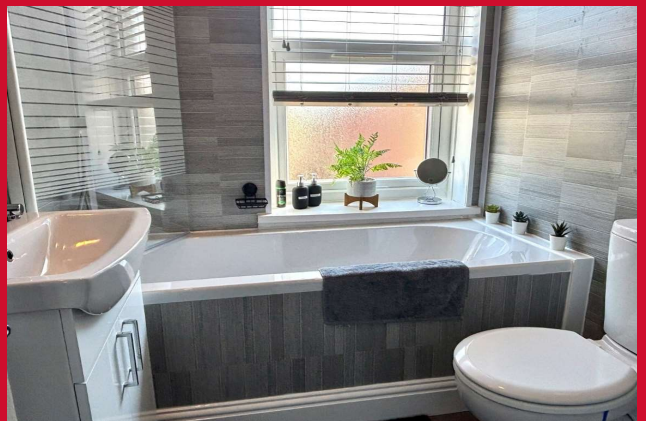
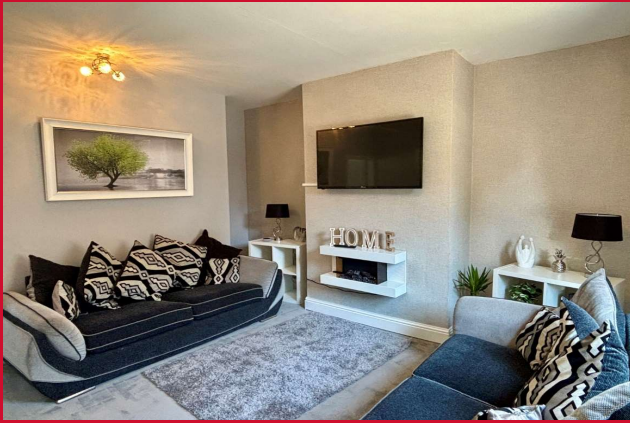
Tenure - Freehold

Council Tax Band - A

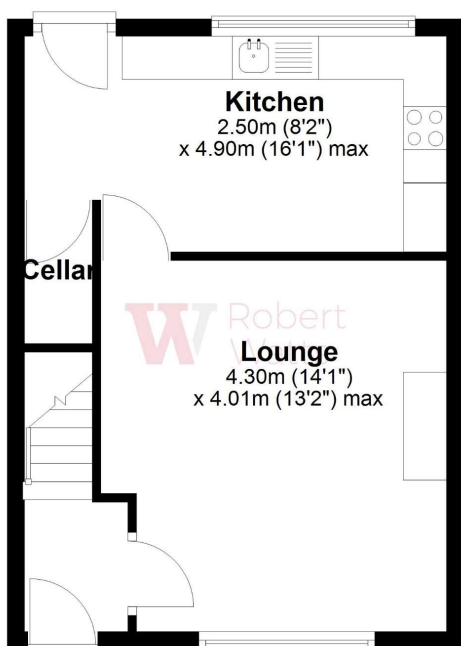
EPC Rating - D

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.

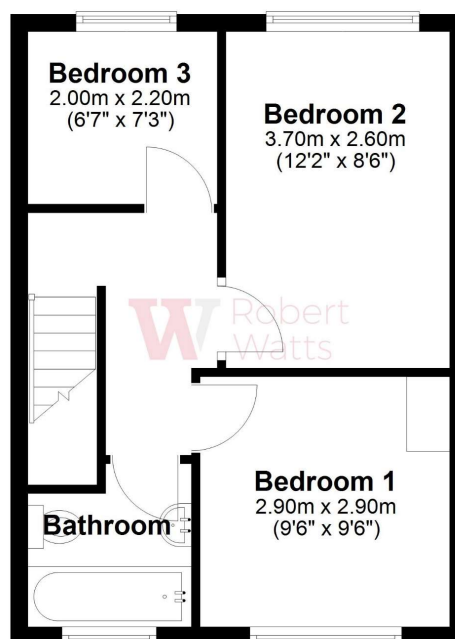
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

01274 878878
 cleckheaton@robertwatts.co.uk
 robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark