



5 Ash Terrace, Cleckheaton, BD19 3DB

Well presented FOUR BEDROOM, attractive Victorian end terrace offering accommodation over three floors. Boasting an ENVIABLE FOOTPRINT of 1,603 sq ft this makes an IDEAL FAMILY HOME. Within walking distance of the local schools, amenities and the Greenway cycle/footpath.

Offering modern fixtures and fittings and period features it comprises: hallway, lounge, open plan dining kitchen and utility area, two lower ground floor rooms which are tanked and have natural light, offering versatile space, four first floor bedrooms and bathroom. Pleasant lawned garden to the front with ample driveway parking and small yard to the rear. Benefits from GCH & uPVC DG.

Asking Price £265,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

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

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

5 Ash Terrace, Cleckheaton, BD19 3DB

GROUND FLOOR

HALLWAY

Entrance via front porch to reception vestibule. With period archway and doors to the Living Room, Dining Kitchen and Lower Ground Floor.

LIVING ROOM 16'5" x 14'5" max (5m x 4.4m max)

Period fireplace with gas fire, ceiling cornice, picture rail and ceiling rose.

DINING KITCHEN 16'1" (4.9) x 13'9" (4.2) + 7'3" (2.2) x 6'3" (1.9) max

Open plan, dual aspect room with a range of wall and base units, contrasting work surfaces, inset sink with mixer tap, plumbed for automatic washing machine, integrated dishwasher, range oven inset to the chimney breast and extractor over. Rear door.

LOWER GROUND FLOOR

OCCASIONAL FAMILY/PLAYROOM 15'5" x 13'1" max (4.7m x 4m max)

Recently tanked room with natural light which offers versatile space subject to obtaining building regulations. WC and sink off.

STORAGE ROOM 16'1" x 14'1" max (4.9m x 4.3m max)

Tanked storage room with natural light. Could be plastered and used as more formal living space, subject to building regulations.

FIRST FLOOR

BEDROOM ONE 16'1" x 13'9" max (4.9m x 4.2m max)

Double bedroom with fitted cupboards.

BEDROOM TWO 11'6" x 8'2" max (3.5m x 2.5m max)

Double bedroom.

BEDROOM THREE 8'10" x 7'3" max (2.7m x 2.2m max)

BEDROOM FOUR 6'11" x 5'7" max (2.1m x 1.7m max)

BATHROOM Three piece suite comprising WC, sink and bath with shower mixer tap. Tiled walls.

OUTSIDE

Occupying a good sized end plot with a pleasant lawned garden to the front with ample driveway parking. Small yard area to the rear.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

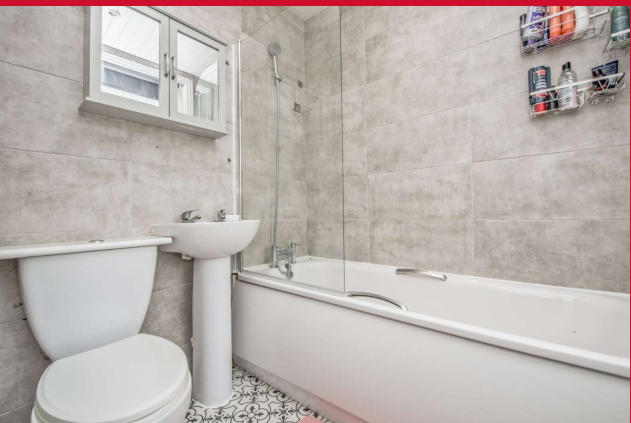
EPC Rating: E

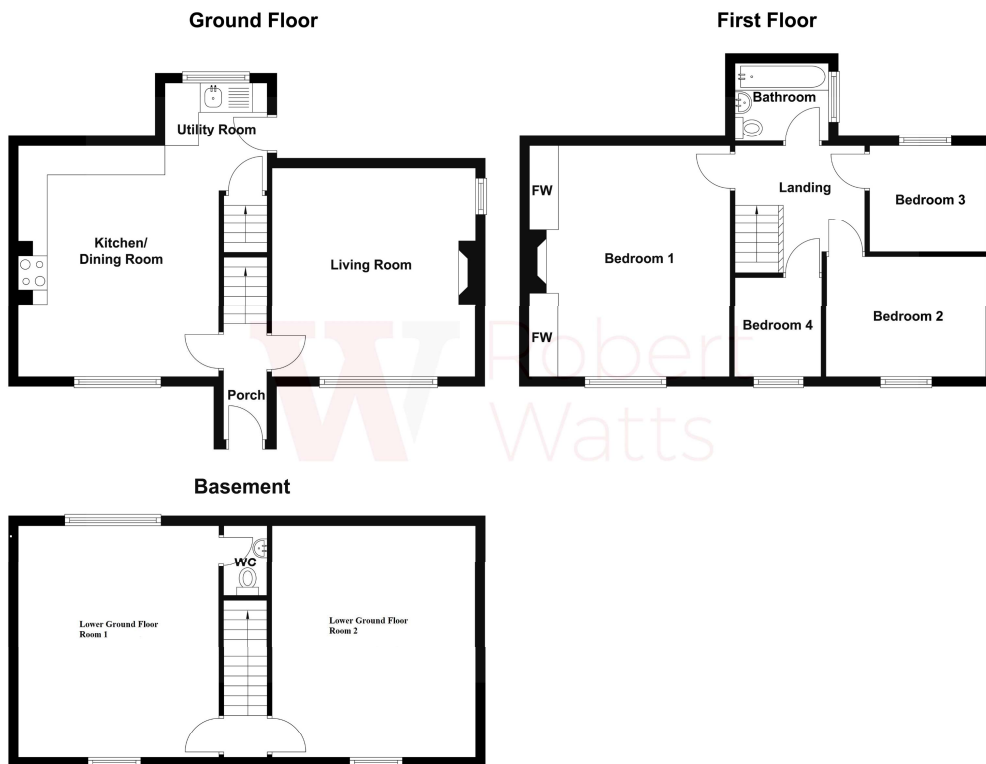
PLEASE NOTE

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		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		