



1 Smithy Court, Scholes, Cleckheaton, West Yorkshire, BD19 6HD

IMMACULATLY PRESENTED & DECEPTIVELY SPACIOUS three bedroom mews style home situated on this select courtyard development of only 8 houses. Located in the heart of popular Scholes village with an open aspect overlooking the village green and a stone's throw from the local amenities and well regarded school yet handy for the M62. Offering a contemporary stylish finish, it comprises hall, lounge, extra playroom/study converted from the original garage, dining kitchen, three good sized bedrooms and bathroom. Situated on a good sized end plot with a delightful, South facing lawned and patio garden to the rear with ample driveway parking and storage garage. Benefits from GCH with a modern boiler & uPVC DG.

Asking Price £260,000

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ENTRANCE HALL Herringbone LVT flooring.

LIVING ROOM 14'9" x 10'10" max (4.5m x 3.3m max)

Fireplace with living flame gas fire.

KITCHEN DINER 15'1" x 11'2" max (4.6m x 3.4m max)

Wall & base units, worktop, sink with mixer tap, Metro wall tiles, electric cooking point with extractor fan, plumbing for dishwasher and automatic washing machine, Herringbone LVT flooring, under stair storage and rear door.

PLAYROOM / RECEPTION ROOM TWO 11'6" x 7'7" max (3.5m x 2.3m max)

Former converted garage.

FIRST FLOOR LANDING Spacious landing with glazed & timber balustrades.

MASTER BEDROOM 15'1" x 10'10" max (4.6m x 3.3m max)

FAMILY BATHROOM Three piece suite with corner bath and chrome heated towel rail, mixer shower with glass shower screen, vanity sink, WC and tiled walls.

BEDROOM TWO 9'2" x 8'6" max (2.8m x 2.6m max)

ENSUITE BATHROOM Three piece suite with glass shower cubicle, vanity sink with mirror and WC.

BEDROOM THREE 8'6" x 7'10" max (2.6m x 2.4m max)

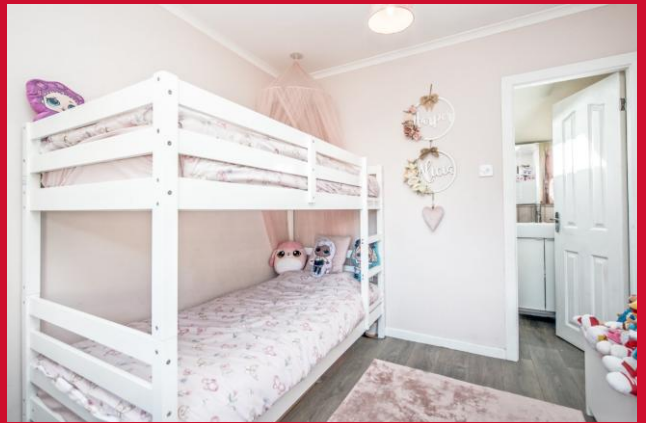
EXTERIOR Lawned garden and paved patio to rear, South facing views overlooking village green and church, paved garden to side and driveway to front and side for parking.

Storage garage (3m x 2m) with potential to create home office.

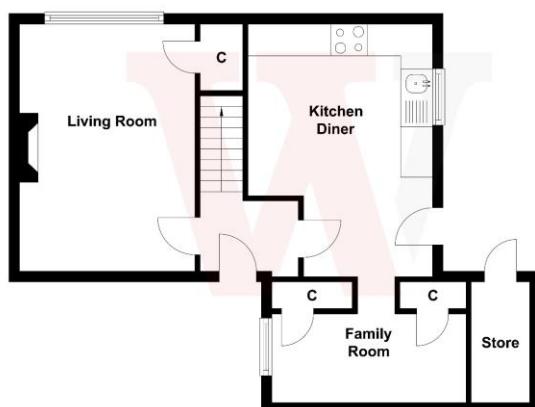
OTHER INFORMATION If you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

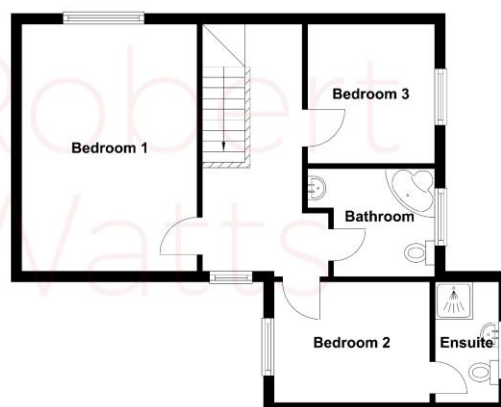
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		