



6 Weavers Croft, Rawfolds, Cleckheaton, West Yorkshire, BD19 5NE

Situated on this ever popular development, offering a more relaxed suburban feel but yet handily situated for the local amenities is this well presented, THREE BEDROOM, end townhouse. Within the catchment area of the well-regarded Littletown Primary School, close to Royd Park and Spen Leisure Centre, it is offered with NO CHAIN and benefits from a good-sized footprint

Comprises: hallway, lounge, dining room, kitchen, three first floor bedrooms and modern bathroom. To the side is a pleasant lawned garden and paved patio with two parking spaces on the driveway to the front. Benefitting from GCH uPVC double glazing and alarm.

Asking Price £210,000

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HALLWAY

LIVING ROOM 16'1" x 13'5" max (4.9m x 4.1m max)

Bay window and open staircase leading to the first floor. Under-stairs storage cupboard.

DINING ROOM 10'6" (3.2) x 7'7" (2.3) plus bay max

French doors to the garden and archway to the Kitchen

KITCHEN 10'2" x 6'7" max (3.1m x 2m max)

Wall and base units in timber finish, 1.5 bowl sink with mixer tap, integrated electric oven and 4 ring gas hob with extractor over. Plumbed for automatic washing machine. Wall mounted boiler.

BEDROOM ONE 13'9" x 8'6" max (4.2m x 2.6m max)

BEDROOM TWO 9'10" x 8'2" max (3m x 2.5m max)

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

BATHROOM

Three piece suite comprising WC, pedestal basin, bath with shower and glazed shower screen.

OUTSIDE

Driveway parking for two cars to the side with small lawned frontage. Pleasant rear garden with lawned and paved patio garden to the side. Outside tap.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

PLEASE NOTE

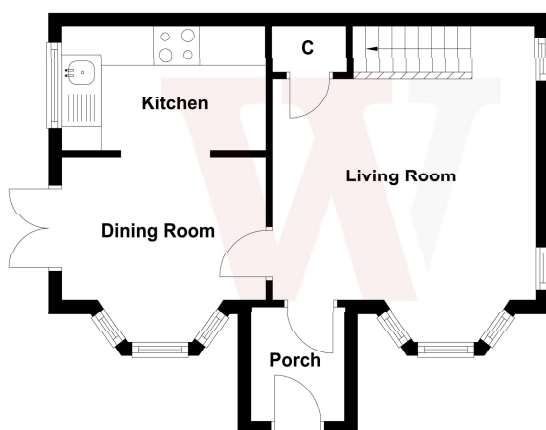
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

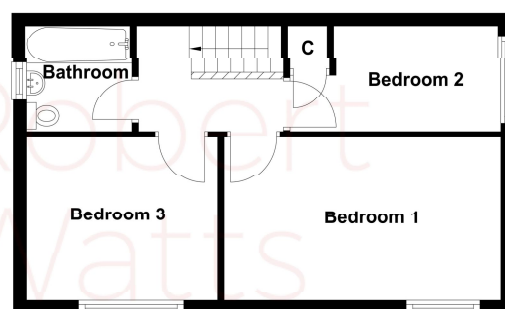
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		