



45 Park View, Cleckheaton, West Yorkshire, BD19 3AP

GUIDE PRICE £170,000 - £180,000.

Deceptively SPACIOUS three bedroom, bay fronted end terrace which offers accommodation over four floors. Ideally located on this popular road for all the local schools and the lovely park opposite, this makes a SUPER FAMILY HOME. Requiring updating but realistically priced to reflect the work it comprises hall, lounge, kitchen diner, utility, cellar, two double bedrooms and bathroom on the first floor with further attic double bedroom and gardens to the front and rear. Benefits from GCH and uPVC DG.

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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_

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ENTRANCE HALL Having tiled floor.

LOUNGE 14'5" x 12'2" max (4.4m x 3.7m max)

Having fireplace and feature ceiling rose and cornice.

KITCHEN DINER 13'9" x 12'6" max (4.2m x 3.8m max)

Modest range of wall and base units incorporating contrasting work top, one and a half ceramic sink and mixer, range oven and grill and integral dishwasher.

UTILITY ROOM 5'11" x 4'7" (1.8m x 1.4m)

Having plumbing for auto washer, vent for dryer and rear door.

CELLAR

BEDROOM ONE 16'1" x 12'6" max (4.9m x 3.8m max)

Double bedroom.

BEDROOM TWO 13'9" x 10'2" max (4.2m x 3.1m max)

Double bedroom having fitted wardrobes.

BATHROOM Three piece suite comprising bath with shower over, wc and hand wash basin.

ATTIC BEDROOM THREE 12'10" x 10'10" (3.9m x 3.3m)

Double bedroom.

EXTERIOR The property benefits from garden areas to both front and rear.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - B

EPC Rating - D

PLEASE NOTE 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	63 D	
39-54	E		
21-38	F		
1-20	G		