



36 Clare Road, Cleckheaton, West Yorkshire, BD19 5HW

WELL PRESENTED one bedroom terraced home is sold with no chain by a motivated seller. Handily located close to the local amenities it has a GOOD SIZED REAR GARDEN making it suitable for an extension, subject to planning. Comprises hall, lounge, kitchen, double bedroom and bathroom. The rear garden is currently lawned and decked but part could also be utilised for off street parking. Benefits from GCH & uPVC DG.

Asking Price £115,000

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ENTRANCE HALL

LIVING ROOM 13'1" x 10'6" max (4m x 3.2m max)

Fireplace with electric fire and pebble effect surround.

KITCHEN 16'1" x 4'7" max (4.9m x 1.4m max)

Wall & base units, worktop, sink with mixer tap, gas cooker point with extractor fan, plumbing for automatic washing machine, wall mounted boiler and rear door.

FIRST FLOOR LANDING

BEDROOM 13'1" (4) x 8'10" (2.7) plus alcove

Large double bedroom with useful storage cupboard, fitted wardrobes and cast iron fireplace surround.

BATHROOM Three piece suite with P-shaped bath, shower extension, glass shower screen, WC, sink and storage cupboard.

EXTERIOR Good sized rear garden with potential to extend stpp. Pleasant decking and lawned areas with potential for off street parking and x2 garage bases. Useful outhouse storage.

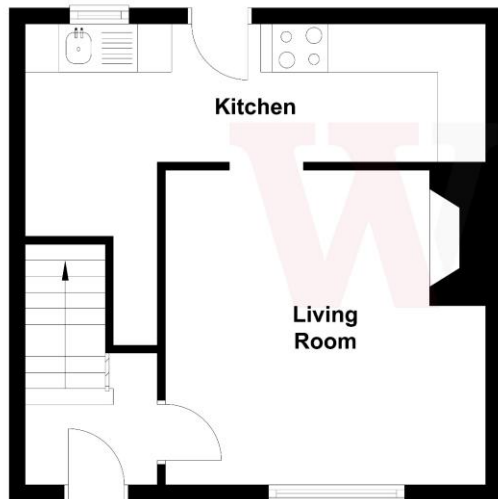
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

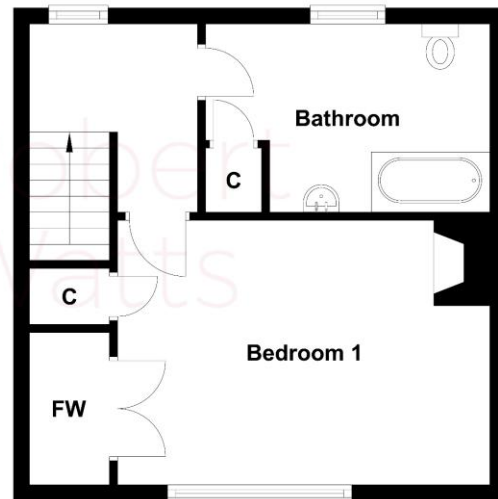
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	57 D	
39-54	E		
21-38	F		
1-20	G		