



## 75 Manor Park Road, Cleckheaton, West Yorkshire, BD19 5BL

Forever popular with FAMILY BUYERS is this stylishly presented, THREE BEDROOM semi detached house. Located on this modern development which is handily situated for the well regarded local schools, amenities including the 'Spenn Valley Leisure Centre', local park and the 'Greenway' cycle/footpath.

Arranged over three floors and with an MODERN FINISH throughout, it comprises ground floor kitchen, WC, lounge and conservatory, two bedrooms and bathroom on the first floor with master ensuite and dressing room and ensuite above. Driveway parking and detached single garage to the front and pleasant low maintenance garden to the rear. Benefits from GCH, uPVC DG & Alarm. EPC - C.

**Asking Price £250,000**

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**ENTRANCE HALL** Having cloaks cupboard.

**GUEST WC** Vanity sink and WC.

**KITCHEN 12'10" x 6'3" max (3.9m x 1.9m max)**

Modern range of wall and base units incorporating contrasting work top, inset one and a half bowl sink and mixer tap. Double integral electric oven, induction hob plus extractor, integral microwave and plumbing for auto washer. Metro tiled walls.

**LOUNGE 16'5" x 13'5" max (5m x 4.1m max)**

Fireplace with electric fire. Useful under stairs storage cupboard. Double sliding doors leading to;

**CONSERVATORY 12'2" x 9'10" (3.7m x 3m)**

Versatile room with a wall mounted electric heater.

## FIRST FLOOR

**BEDROOM TWO 11'6" (3.5) x 11'6" (3.5) plus robes**

Fitted wardrobes.

**BEDROOM THREE 11'2" (3.4) x 11'2" (3.4) plus robes**

Fitted wardrobes.

**BATHROOM** Three piece suite comprising glazed walk-in shower, vanity sink and wc.

## SECOND FLOOR

**BEDROOM ONE 13'5" x 13'5" (4.1m x 4.1m)**

Storage cupboard housing hot water tank.

**DRESSING ROOM 10'6" x 6'3" max (3.2m x 1.9m max)**

Having fitted wardrobes.

**EN SUITE** Modern suite comprising glazed walk-in shower, vanity sink and wc. Tiling to walls.

**EXTERIOR** The property benefits from a pleasant low maintenance rear garden comprising decked area and artificial lawn. Low maintenance garden to the front and tandem driveway parking. Single garage and electric vehicle charging point.

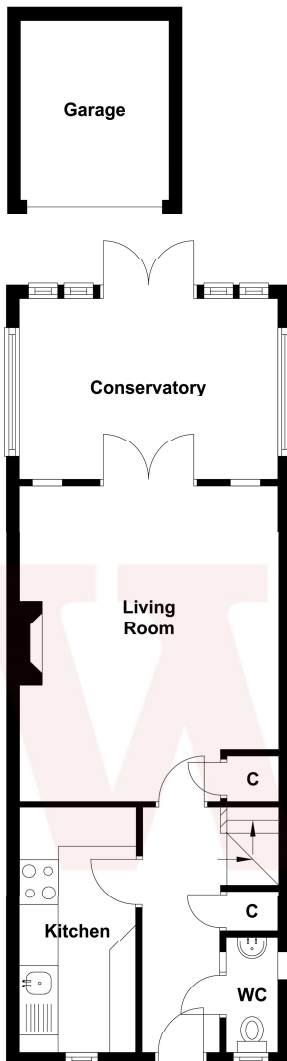
**OTHER INFORMATION** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

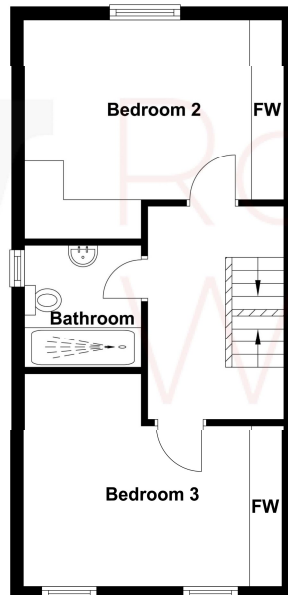
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Second Floor

