



20 Chapel Street, Cleckheaton, West Yorkshire, BD19 3LD

**** SALE READY SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

Affordably priced, THREE BEDROOM semi detached house ideal for FTB's young families or even downsizers as it is within walking distance of the town centre amenities and schools and its set in a quiet cul de sac.

Offered with NO CHAIN and requiring some cosmetic upgrade but priced to reflect, it comprises hall, WC, two reception rooms, kitchen, conservatory, three bedrooms and bathroom. Pleasant gardens and driveway parking to the exterior and benefitting from GCH & uPVC DG.

Asking Price £190,000

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ENTRANCE HALL

GUEST WC Having wc and hand wash basin. Plumbing for auto washer.

LOUNGE 15'9" x 11'2" max (4.8m x 3.4m max)

Having fireplace and electric fire. Useful understairs storage.

DINING ROOM 9'10" x 7'7" (3m x 2.3m)

Bi folding doors leading to conservatory.

KITCHEN 9'2" x 6'7" max (2.8m x 2m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for dishwasher.

The partition wall to the dining room could easily be removed here to create a more open plan dining kitchen, subject to building regulations.

CONSERVATORY 9'6" x 8'6" (2.9m x 2.6m)

Access to rear garden.

BEDROOM ONE 12'2" (3.7) x 9'6" (2.9) plus robes

Having fitted wardrobes and storage cupboard.

BEDROOM TWO 9'10" x 7'3" (3m x 2.2m)

BEDROOM THREE 6'8" x 6'7" (2.1m x 2m)

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

EXTERIOR The property enjoys a pleasant low maintenance garden to the rear. Driveway parking to the rear and storage shed. Small garden area to the front.

Tenure - Freehold

Council Tax Band - B

EPC Rating - C

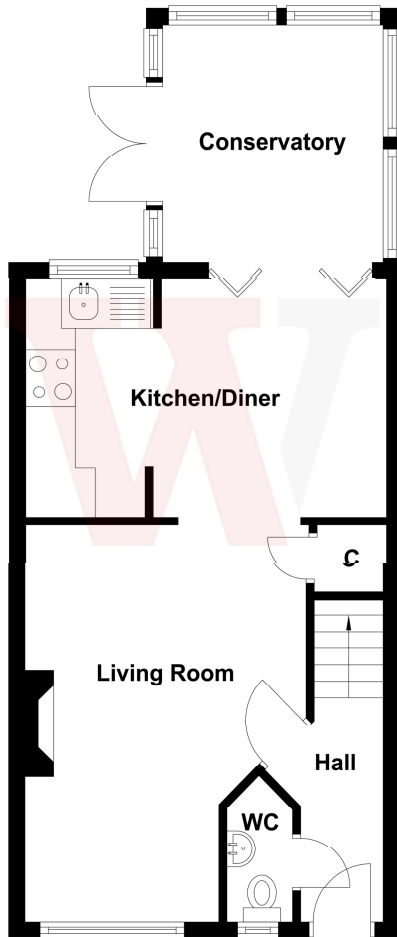
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

SALE READY PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

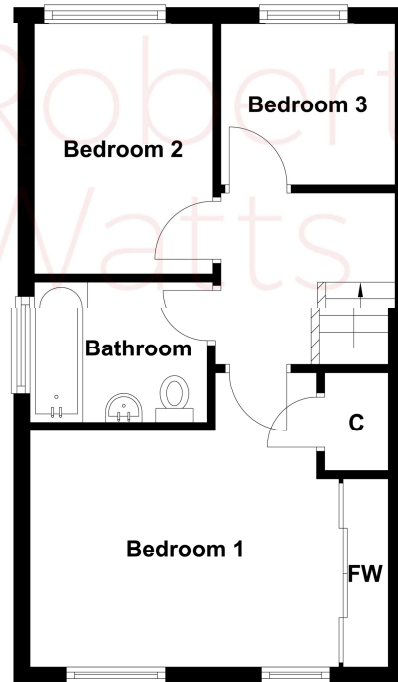
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		