



110 Whitcliffe Road, Cleckheaton, West Yorkshire, BD19 3DR

LOVELY CHARACTER COTTAGE situated in this ever popular location offering two bedrooms with large OCCASIONAL ATTIC room. Properties on Whitcliffe Road are popular as they offer easy access to the town centre amenities, local schools and the motorway network yet offer a more suburban feel and we expect strong interest in the subject. This WELL PRESENTED mid terrace home offers accommodation over four floors including a cellar and attic and comprises porch, lounge and breakfast kitchen both with feature multi-fuel stoves, WC, two first floor bedrooms the master with walk-in robe, spacious four piece bathroom as well as useful and sizeable occasional attic room. The house benefits from uPVC double glazing and gas central heating and includes pleasant low maintenance gardens to the front and rear.

Asking Price £210,000

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ENTRANCE PORCH

LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Multi fuel stove within fireplace with timber mantle giving this room a super focal point.

KITCHEN DINER 12'2" x 9'10" max (3.7m x 3m max)

Range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral electric oven, five ring gas hob. Feature multi fuel stove in chimney breast and plumbing for auto washer. Ceiling mounted creel for clothes drying.

PREAR PORCH Having hand wash basin and wc.

CELLAR Wall mounted boiler and coal storage area radiator and automatic sump pump.

BEDROOM ONE 13'1" (4.0) x 11'2" (3.4) plus robes

Double bedroom with wardrobes, drawers and bespoke built walk-in wardrobe. Period cast iron fire surround and stone mantle.

BEDROOM TWO 12'10" x 7'7" max (3.9m x 2.3m max)

BATHROOM Modern four piece suite comprising glazed shower cubicle, bath with shower extension, wc and hand wash basin. Chrome heated towel rail.

OCCASIONAL ROOM 15'9" x 13'5" max (4.8m x 4.1m max)

Versatile spacious attic room having roof light and radiator. Exposed timber roof trusses.

EXTERIOR The property benefits from a lovely low maintenance paved garden to the rear with timber built planter and useful storage shed. Garden area to the front.

Please note there is a pedestrian right of access for neighbours across the rear.

Tenure - Freehold

Council Tax Band - A

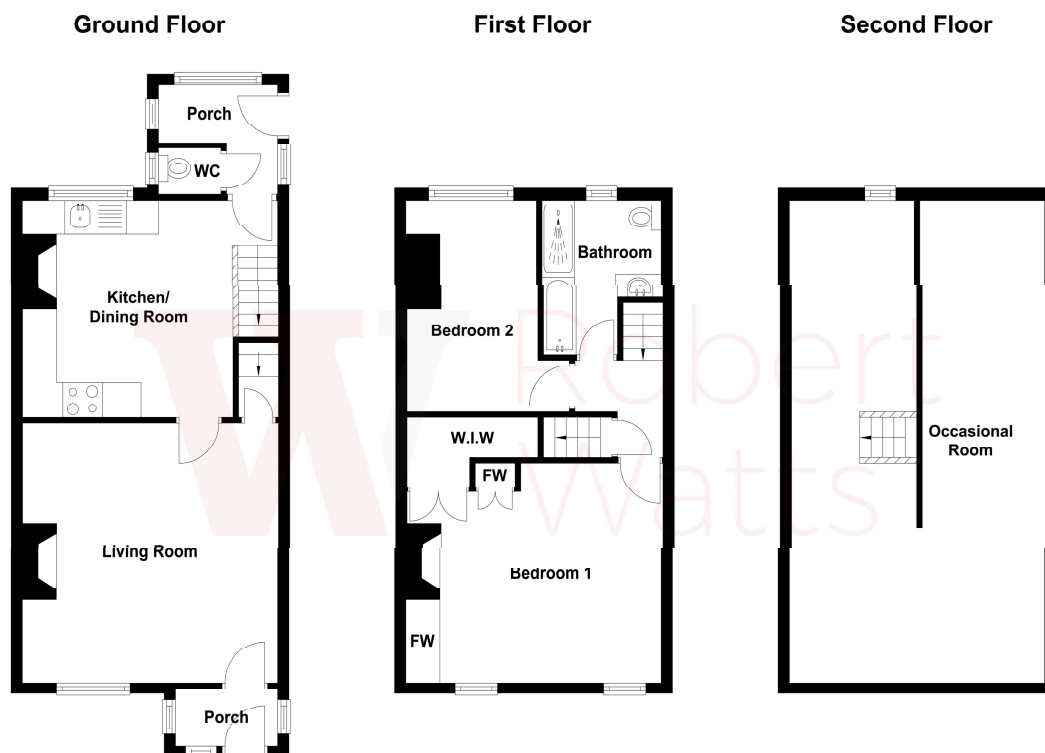
EPC Rating - C

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		