



9 Grange Road, Cleckheaton, West Yorkshire, BD19 3EU

Well presented, THREE BEDROOM semi-detached house offered at a realistic asking price. Situated in this ever-popular location close to the local schools and town centre amenities, it ideally suits FTBs and young families and investors alike.

Comprises hall, lounge, dining kitchen, WC, three first floor bedrooms and four-piece bathroom with lawned garden to the front along with a sizeable pleasant lawned and paved garden to the rear. Benefits from uPVC double glazing and gas central heating.

Asking Price £180,000

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HALL

CLOAKROOM

WC and vanity unit with inset basin, with easily maintained laminate wall covering.

LIVING ROOM 16'10" x 16' max (5.13m x 4.88m max)

Fireplace with coal effect fire. Patio doors to the rear garden.

KITCHEN 11'11" x 11'0"ax (3.63m x 3.35max)

Range of wall and base units in white shaker style, contrasting work surfaces and complimentary wall tiling, inset sink and mixer tap, plumbed for auto washer and space for tumble dryer, double gas oven.

BEDROOM ONE 11' x 11' max (3.35m x 3.35m max)

Double bedroom.

BEDROOM TWO 11' x 7' max (3.35m x 2.13m max)

Smaller double.

BEDROOM THREE 8'11" x 8'11" max (2.72m x 2.72m max)

Single bedroom.

BATHROOM

Four-piece suite comprising WC, vanity basin unit, bath and separate shower cubicle. Part tiled walls.

OUTSIDE Lawned front garden with mature planting. Good-sized rear garden with lawned area and paved patio, timber garden shed and natural hedged boundary. There is also potential to create off street parking to the front, subject to planning permission.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

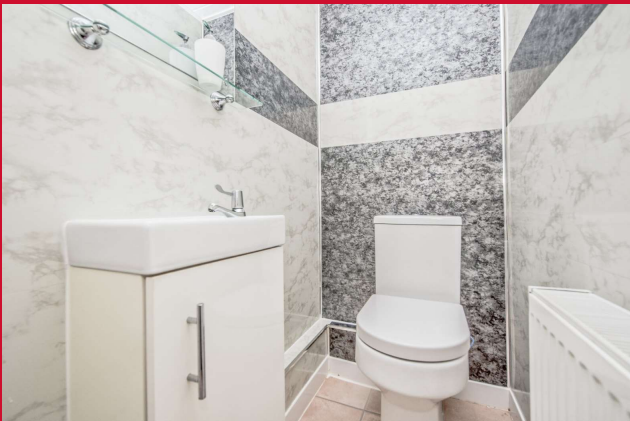
EPC Rating: C

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.



Ground Floor



First Floor



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

69 C

81 B