



7 Cliffe Lane, Cleckheaton, West Yorkshire, BD19 4ET

BEAUTIFUL LANDSCAPED GARDEN.

NO CHAIN: Immaculately presented END TERRACE that has been much improved by the present sellers to provide a lovely home. The house was originally 3 bedrooms but was changed to 2 bedrooms to make a large luxurious bathroom. Situated in this sought after location with open aspect views and within minutes to "Chain Bar" roundabout (J26/M62).

To the outside is a beautiful larger than average garden, offering a private and secluded space. In addition there is a garage. NOT TO BE MISSED.

Asking Price £225,000

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LOUNGE Good sized lounge which is larger than the others on the lane due to the hallway wall opened up. Fireplace with fire.

DINING KITCHEN 13' x 12' (3.96m x 3.66m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Range cooker built into chimney breast. Tiled flooring.

REAR ENTRANCE HALL

LOWER GROUND FLOOR The basement is very useful and useable space.

BASEMENT Yorkshire stone flagged floor.

UTILITY ROOM

WC

LANDING Built in storage cupboard. Pull down loft ladder leading to Loft.

BEDROOM 1 14' x 9' (4.27m x 2.74m)

With lovely views. Decorative fireplace.

BEDROOM 2 10'11" x 6' (3.33m x 1.83m)

With lovely views.

BATHROOM/W.C. 10' x 10' (3.05m x 3.05m)

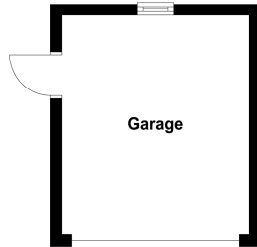
A room with the real "wow factor" that has been carefully designed to create a beautiful room. Fully equipped with a quality suite consisting of roll top bath, corner shower cubicle and bespoke twin vanity sink unit. High gloss tiled flooring. Feature decorative fireplace.

OUTSIDE Garden at the front. At the back is a beautiful and larger than average landscaped garden that has created a super private outdoor space. Complimented by a decking terrace. Initial shared access leading to the garage that has electric door.

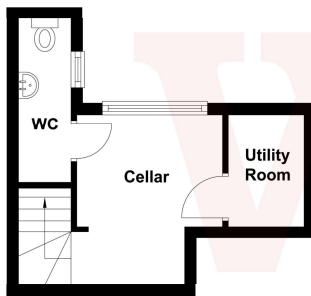
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

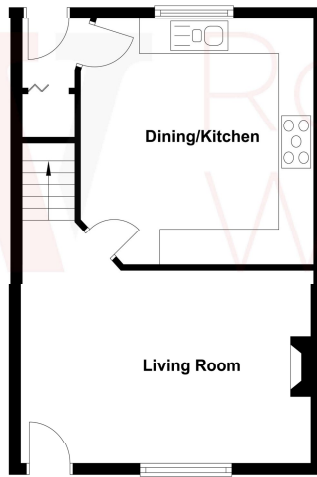




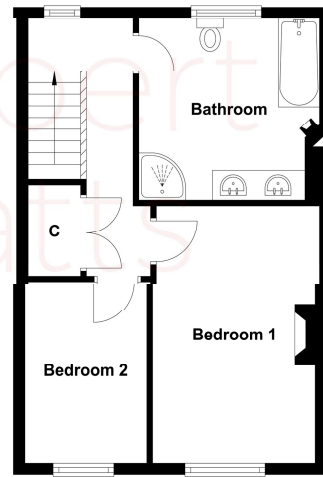
Lower Ground Floor



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		