



61 West End Drive, Cleckheaton, West Yorkshire, BD19 6JD

An IMMACULATELY PRESENTED, four bedroom detached house situated on this popular residential development. Houses on West End Drive continue to SELL WELL as they benefit from a quieter suburban location yet still retain easy access to the town centre amenities and the well regarded local schools making this a PERFECT FAMILY HOME. The subject has a lovely modern feel with delightful open plan modern dining kitchen and sun room as well as a lounge and WC on the ground floor. To the first floor are four bedrooms, the master having en suite facilities, and family bathroom along with a double driveway leading to single integral garage along with well stocked pleasant rear garden.

Asking Price £390,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

61 West End Drive, Cleckheaton, West Yorkshire, BD19 6JD

HALL

GUEST WC Hand wash basin and wc.

LOUNGE 14'1" x 14'1" max (4.3m x 4.3m max)

Fireplace and living flame gas fire. Double doors to garden.

KITCHEN DINER 26'7" x 8'6" max (8.1m x 2.6m max)

Modern range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Double electric oven and induction hob and integral microwave, dishwasher and fridge with breakfast bar area.

SUN ROOM 8'10" x 8'2" max (2.7m x 2.5m max)

Double doors to garden and open to kitchen.

BEDROOM ONE 11'10" (3.6) x 11'10" (3.6) plus robes

Master bedroom having fitted wardrobes and drawers.

EN SUITE Three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiling to walls and floor.

BEDROOM TWO 11'2" (3.4) x 8'10" (2.7) plus robes

Double bedroom having fitted wardrobes.

BEDROOM THREE 11'10" x 7'3" (3.6m x 2.2m)

Double bedroom.

BEDROOM FOUR 11'6" x 8'2" max (3.5m x 2.5m max)

Having fitted wardrobes.

BATHROOM Three piece suite comprising bath with electric shower over and glazed screen, hand wash basin and wc. Tiled walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from double resin driveway for off street parking and lawned garden to the front. Single integral garage measuring 17'9 x 11'2 (5.4m x 3.4m) housing wall mounted boiler and plumbing for auto washer.

Lovely well stocked lawned garden with mature trees and shrubs plus patio area to the rear making this a great place to relax and entertain.

Tenure - Freehold

EPC Rating - C

Council Tax Band - D

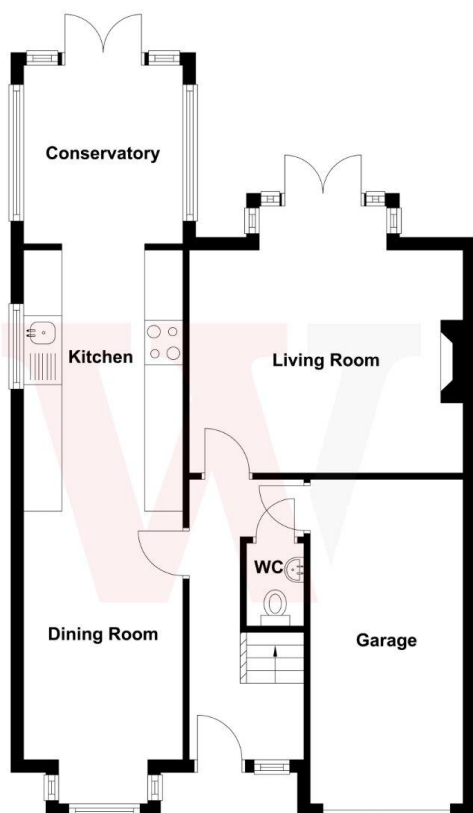
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

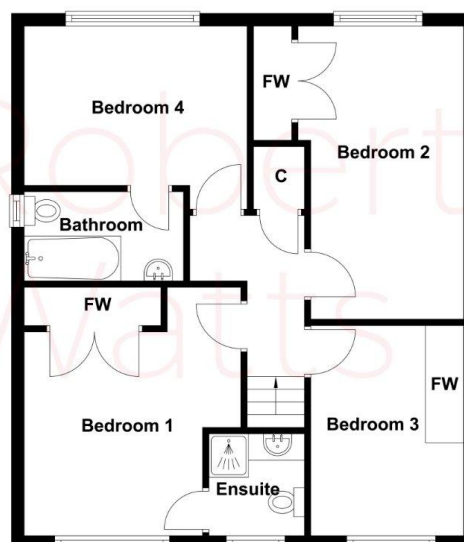
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		