



7 Ashbourne Avenue, Cleckheaton, West Yorkshire, BD19 5JH

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

Realistically priced THREE BEDROOM semi-detached house in this highly popular location. Requiring some cosmetic improvement but priced to reflect the works, it makes a super FAMILY HOME as it offers easy access to the local amenities and schools.

Comprises hall, lounge and dining room, kitchen, conservatory three bedrooms and bathroom. Ample driveway parking and garage with sizeable rear lawned and patio garden. Benefits from recently uPVC DG, GCH and sold with NO CHAIN.

Asking Price £210,000

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ENTRANCE HALL

LOUNG/DINING AREA 26'7" x 11'2" max (8.1m x 3.4m max)

Open plan through spacious living and dining room having wall mounted gas fire and sliding patio doors to the Conservatory.

CONSERVATORY 9'10" x 9'6" max (3m x 2.9m max)

Doors leading onto garden.

KITCHEN 9'6" x 8'6" max (2.9m x 2.6m max)

Range of wall and base units incorporating contrasting work tops, sink and mixer tap. Electric cooker point and plumbing for auto washer, slim-line dishwasher and vent for dryer. Wall mounted boiler and useful pantry.

BEDROOM ONE 13'9" (4.2) x 9'2" (2.8) plus robes

Fitted wardrobes.

BEDROOM TWO 12'10" x 9'10" (3.9m x 3m)

Double bedroom.

BEDROOM THREE 7'3" x 6'11" (2.2m x 2.1m)

Single bedroom.

BATHROOM

Two piece suite comprising bath and hand wash basin. Separate WC.

EXTERIOR

Lawned garden to the front and driveway to the side proving ample off-street parking, leading to a single detached garage measuring 19'4 x 10'2 (5.9m x 3.1m) max.

Good sized lawned garden to the rear. Useful outhouse storage.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band:

EPC Rating: D

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.

PLEASE NOTE

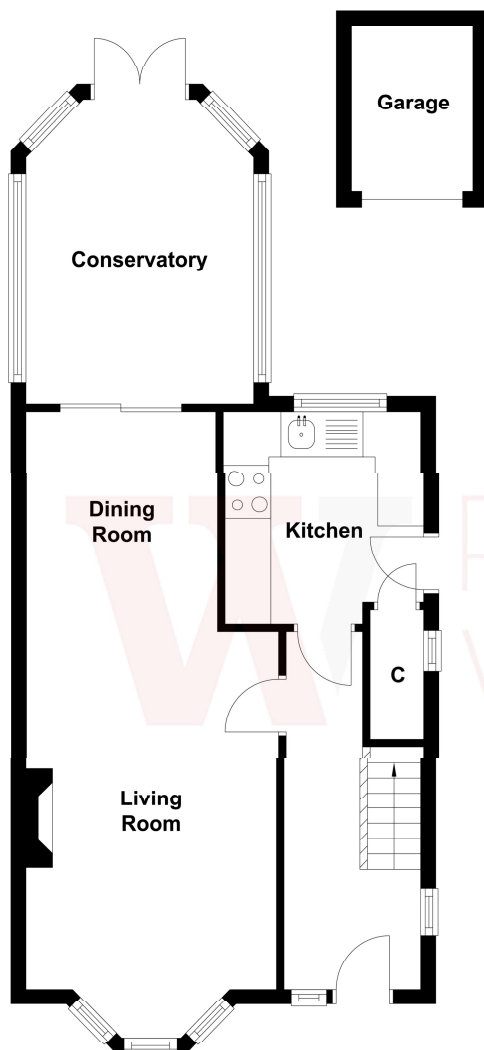
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

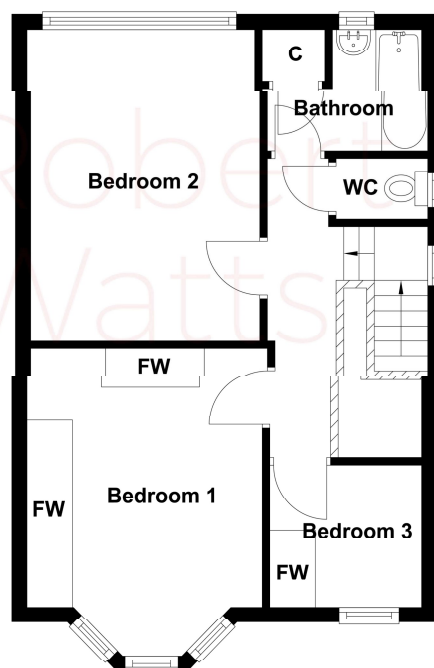
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	67 D	83 B
39-54	E		
21-38	F		
1-20	G		