



54 Laithe Hall Avenue, Cleckheaton, West Yorkshire, BD19 6UB

A well presented, THREE BEDROOM SEMI DETACHED house situated on this sought after modern development which is accessed off the more popular Snelsins Road entrance. Handily situated to take advantage of the excellent local schools, amenities, the popular Greenway cycle/footpath and commuter links to the M62. Making a super FAMILY HOME it comprises hall, WC, lounge, dining kitchen, three bedrooms, the master with ensuite and family bathroom with a lovely landscaped, low maintenance rear garden and patio area. Benefits from uPVC DG, GCH and driveway and single garage.

Asking Price £250,000

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ENTRANCE HALL Useful bespoke under stairs storage cupboard, feature laminate wood floor, access to dining room.

GUEST CLOAKROOM WC and sink.

LIVING ROOM 14'6" x 10'4" max (4.42m x 3.15m max)

Feature timber wall panelling.

KITCHEN DINER 17'3" x 9'5" max (5.26m x 2.87m max)

Furnished with a range of modern base and wall units, stainless steel oven, four ring gas hob and exposed extractor fan hood. Plumbed for automatic washing machine, glazed display units. One and a half bowl sink and mixer tap, worktops and part tiled walls. TV point for wall mounted TV, under unit lighting and double door access to rear garden.

FIRST FLOOR LANDING Storage cupboard.

MASTER BEDROOM 10'1" x 9'10" max (3.07m x 3m max)

Double bedroom.

MASTER ENSUITE Modern three piece white suite with mixer shower, storage cupboard, vanity sink, WC and tiled walls & flooring.

BEDROOM TWO 10'1" x 9'4" max (3.07m x 2.84m max)

Double bedroom with feature timber wall panelling.

BEDROOM THREE 7'11" x 6'11" max (2.41m x 2.1m max)

Fitted wardrobes along one wall.

FAMILY BATHROOM Three piece white suite and shower extension over bath, tiled walls.

GARDENS & EXTERIOR Small garden to front and side with artificial lawn. Driveway parking leading to single detached garage with electric to the side.

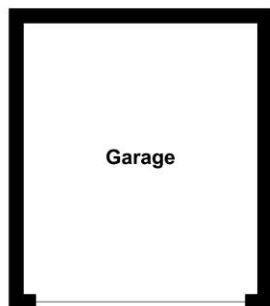
Pleasant landscaped rear artificially lawned garden with extended paved Indian stone patio.

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.

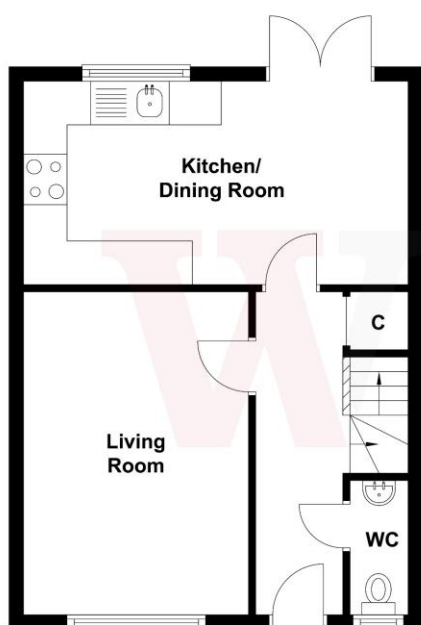
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

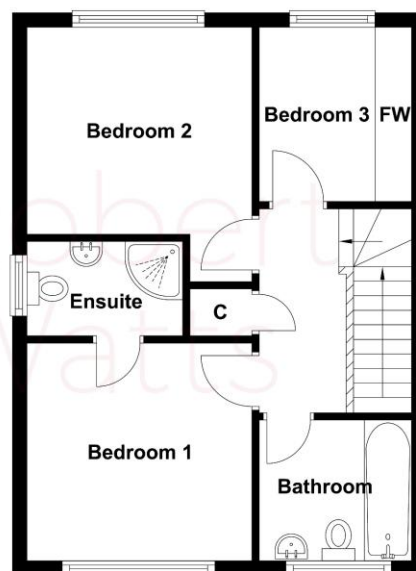




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		