



89 Manor Park Road, Cleckheaton, West Yorkshire, BD19 5BL

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

Contact Cleckheaton Branch for further information.

GENEROUSLY PROPORTIONED, FOUR BEDROOM semi detached house offered by MOTIVATED SELLERS with NO ONWARD CHAIN. Handily situated on this ever popular modern development close to the local shops, schools, the 'Greenway' cycle/footpath and 'Spen Valley Leisure Centre'. Ideal for FAMILY BUYERS and one of the few four bedroom footprints built on the development it offers an impressive 1,162 sq ft of accommodation over three storeys. Comprises hall, kitchen, lounge/diner, WC and conservatory on the ground floor with three second floor bedrooms and bathroom with overall master en suite bedroom with dressing room above. Benefitting from driveway and separate single garage and pleasant rear gardens, GCH & uPVC DG.

Asking Price £275,000

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HALLWAY

CLOAKROOM WC

KITCHEN 13'1" x 8'6" max (4m x 2.6m max)

Range of wall and base units, worktops and inset sink with mixer tap, integrated electric oven and 4 ring gas hob and extractor. Plumbed for automatic washing machine.

LIVING ROOM 16'5" x 14'9" max (5m x 4.5m max)

Fireplace with gas fire. Double doors to the conservatory and useful storage cupboard.

CONSERVATORY 10'2" x 10'2" max (3.1m x 3.1m max)

Doors to garden.

FIRST FLOOR LANDING Storage cupboard.

BEDROOM TWO 10'2" x 8'2" + robes (3.1m x 2.5m + robes)

Fitted wardrobes.

BEDROOM THREE 14'9" x 8'2" max (4.5m x 2.5m max)

BEDROOM FOUR 8'10" x 7'3" (2.7m x 2.2m)

BATHROOM Three piece suite comprising: WC, vanity sink and bath.

BEDROOM ONE 16'1" x 14'9" max (4.9m x 4.5m max)

Spacious master suite with useful storage cupboard.

DRESSING ROOM 10'2" x 8'2" (3.1m x 2.5m)

Access to;

EN SUITE Three piece suite comprising WC, vanity sink and shower with glazed screen.

OUTSIDE Pleasant enclosed garden area to the rear with patio, artificial lawned area with timber gazebo and storage shed. Driveway parking and single garage to the rear.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: C

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.

SALE READY - FASTER COMPLETION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries.

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		