



32 Westroyd Avenue, Cleckheaton, West Yorkshire, BD19 4DS

Affordably priced, TWO/THREE bedroom through terrace located in this lovely village location. IDEAL FOR FTB's or YOUNG FAMILIES trying to get on the property ladder. Located in the ever popular Hunsworth village which offers lovely countryside walks but also is within easy reach of the M62.

Formerly three bedroom footprint, it now offering a large master bedroom which could easily be split back into two and further comprises lounge, kitchen, utility, second bedroom and modern bathroom.

Benefits from gardens to the front and rear with potential off-street parking and detached storage building.
Benefits from GCH & uPVC DG & NO CHAIN.

Asking Price £195,000

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GROUND FLOOR

ENTRANCE HALL

LOUNGE 14'1" x 12'6" max (4.3m x 3.8m max)

With fireplace.

KITCHEN 13'1" x 6'3" max (4m x 1.9m max)

Range of wall and base units incorporating contrasting work top and sink. Gas cooker point, extractor and plumbing for automatic washing machine. Wall mounted boiler and useful pantry. Rear door.

FIRST FLOOR

BEDROOM ONE 16'1" x 9'10" max (4.9m x 3m max)

Large double bedroom having fitted wardrobes and two windows. Formerly two rooms and could easily replace the partition wall to create two bedrooms.

Window has far reaching views.

BEDROOM TWO 10'2" x 9'10" (3.1m x 3m)

BATHROOM Three piece suite comprising bath with shower over and glazed screen, hand wash basin and WC.

EXTERIOR The property benefits from a pleasant low maintenance garden with artificial lawn and decked area to the rear with storage shed. Lawned garden to the front.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

PLEASE NOTE

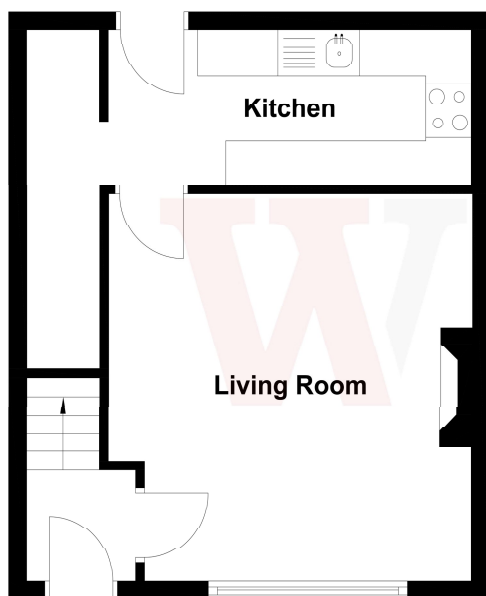
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

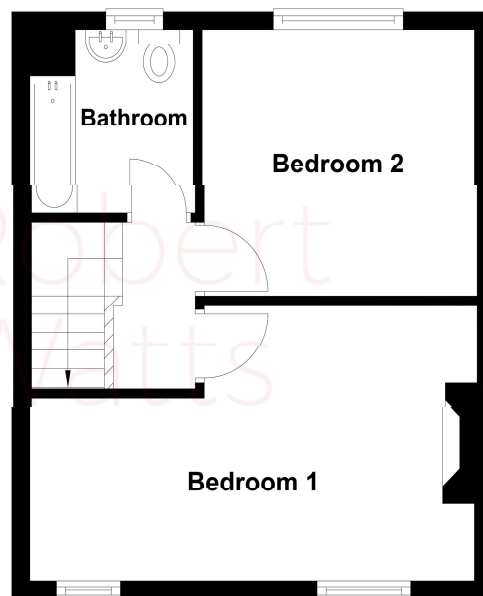
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		