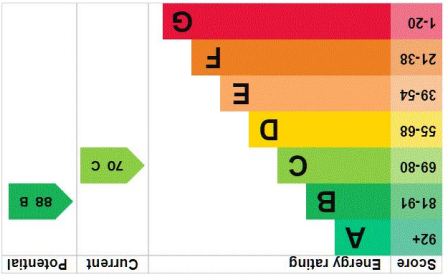


9 Cheapside,
Cleckheaton,
West Yorkshire, BD19 5AF

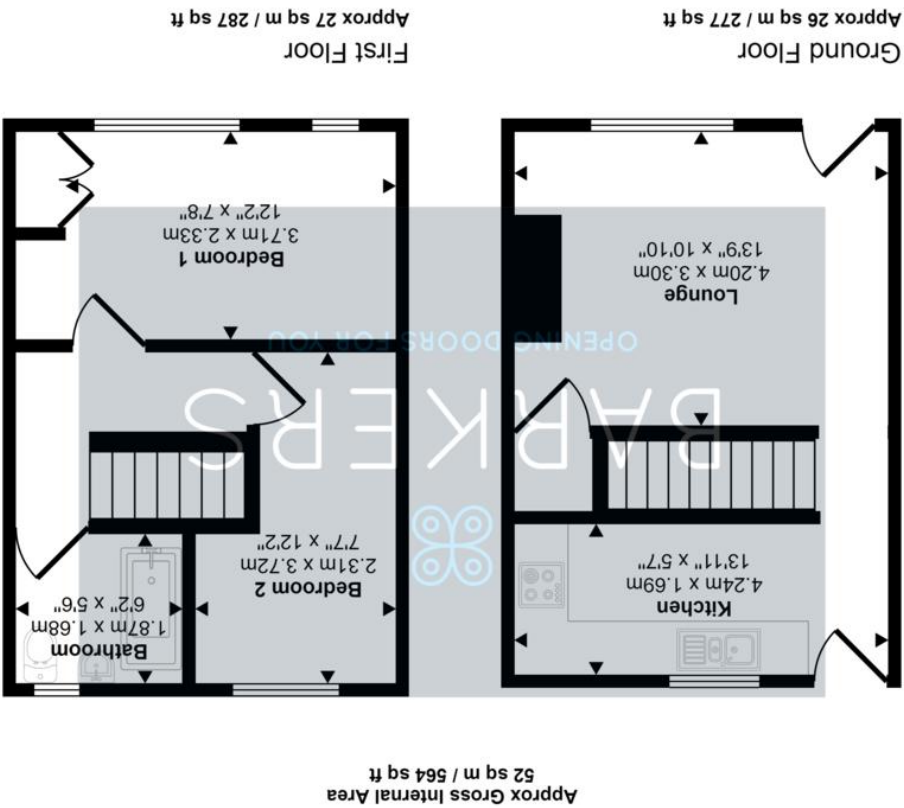
www.barkersstateteagents.co.uk
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



42 Kilroyd Avenue

Cleckheaton, BD19 4ED

Offers In Region Of £145,000

- IMMACULATE MID TOWNHOUSE
- LOUNGE, KITCHEN
- DOUBLE BEDROOM
- SINGLE BEDROOM
- HOUSE BATHROOM
- PRIVATE PARKING TO THE FRONT
- MODERN DECOR THROUGHOUT
- ENCLOSED GARDEN TO THE REAR



Full Description

Offered for sale is this beautifully presented mid townhouse which has been tastefully renovated by the current owners and must be viewed to be appreciated. Situated in a quiet location yet within easy reach of local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Lounge, modern kitchen, double bedroom and single bedroom and house bathroom. Externally there is an enclosed garden to the rear and a driveway which provides private parking to the front.

LOUNGE

13' 9" x 10' 10" (4.19m x 3.3m)

With laminate flooring, door leading into inner hall, useful under stairs storage cupboard.

INNER HALL

Door leading into the kitchen, stairs to the first floor landing.

KITCHEN

13' 11" x 5' 7" (4.24m x 1.7m)

Fitted with wall and base units, wood effect work tops, inset one and half bowl sink with mixer tap, gas hob with chimney extractor over, electric oven, integrated washer/dryer, integrated under counter fridge, laminate flooring, ceiling spotlights, part glazed door leading out into the garden.

FIRST FLOOR LANDING

Stairs leading to the first floor landing with doors leading to two bedrooms and house bathroom, loft access part boarded.

BEDROOM ONE

12' 2" x 7' 8" (3.71m x 2.34m)

Double bedroom.

BEDROOM TWO

7' 7" x 12' 2" (2.31m x 3.71m)

Single bedroom.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

Fitted with white three piece suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with rainwater shower head, glass screen, part tiled walls, laminate flooring.

EXTERIOR

To the front of the property is a pebbled driveway to the rear of the property is a lawned garden and paved patio area ideal for outside entertaining.



DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk turn right onto Whitehall Road/A58 then turn left onto Kilroyd Drive then right onto Kilroyd Avenue where the property will be identified on the left.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

