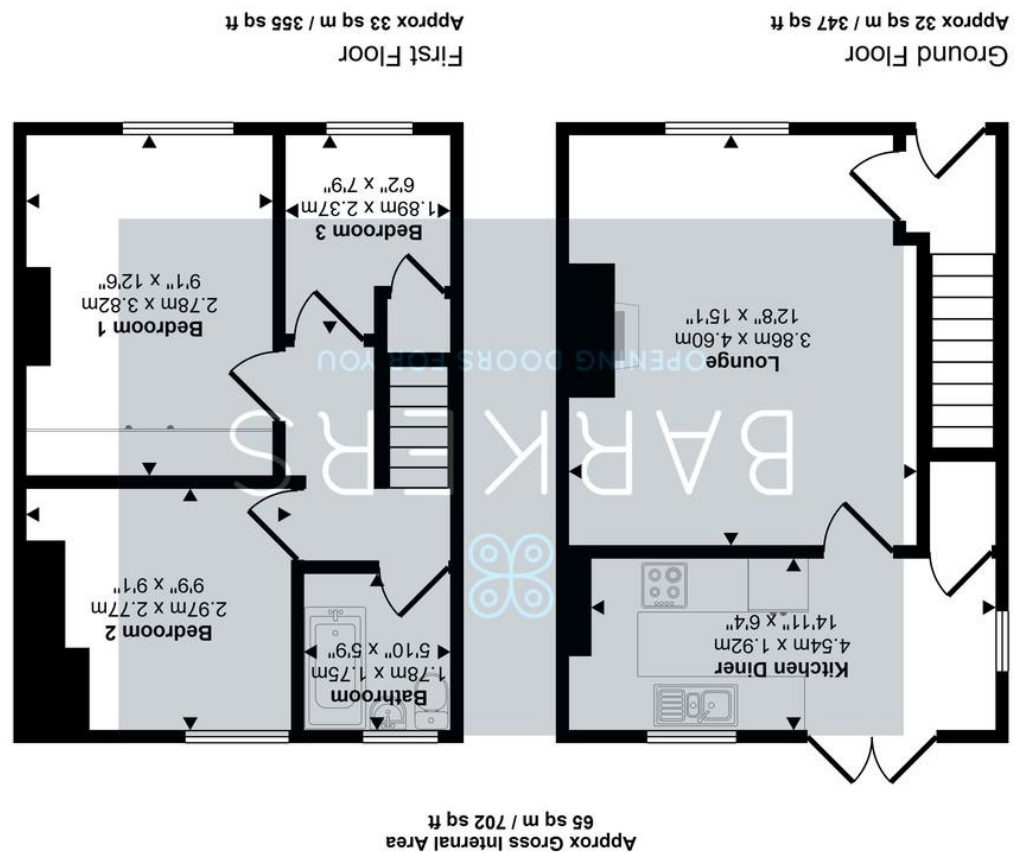


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**39 Clare Road**  
Cleckheaton, BD19 5HW  
**Asking Price Of £132,500**

- SEMI DETACHED PROPERTY
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- HOUSE BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- REAR GARDEN



# Full Description

## DESCRIPTION

### NO ONWARD CHAIN

Well presented THREE bedroomed semi-detached property with an enclosed low maintenance garden to the rear, gas fired central heating, uPVC double glazing. Briefly comprises: Entrance hall, lounge, dining kitchen, three bedrooms and house bathroom.

### ENTRANCE HALL

Part glazed external door leading into the entrance hall with doors leading into lounge, kitchen/diner and stairs leading to the first floor.

### LOUNGE

12' 8" x 15' 1" (3.86m x 4.6m)

Featuring a brick fireplace with living flame gas fire, laminate flooring, door leading into the kitchen/diner.

### KITCHEN/DINER

14' 11" x 6' 4" (4.55m x 1.93m)

Fitted with wall and base units with complementary work surfaces, splashback tiling, electric oven, gas hob with extractor over, integrated fridge/freezer, pantry, vinyl flooring, French door leading out into the rear garden.

### LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom.

### BEDROOM ONE

9' 1" x 12' 6" (2.77m x 3.81m)

Double bedroom with built in wardrobes and cupboards.

### BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.77m)

Double bedroom with built in cupboard.

### BEDROOM THREE

6' 2" x 7' 9" (1.88m x 2.36m)

Single bedroom.

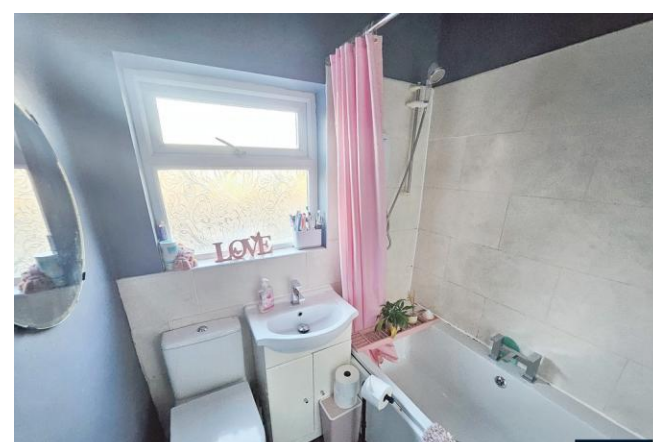
### HOUSE BATHROOM

5' 10" x 5' 9" (1.78m x 1.75m)

Fitted with three piece white suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with electric shower over, part tiled walls, vinyl flooring.

### EXTERIOR

Enclosed rear paved garden, garden shed.



## DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout proceed straight across. At the next roundabout proceed straight across again and upon reaching the traffic lights turn left into Hunsworth lane. At the next set of traffic lights turn left and follow the road for approximately 1 mile until you reach the main cross roads. turn right into Westgate. After a short while turn left into Clare Road and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

