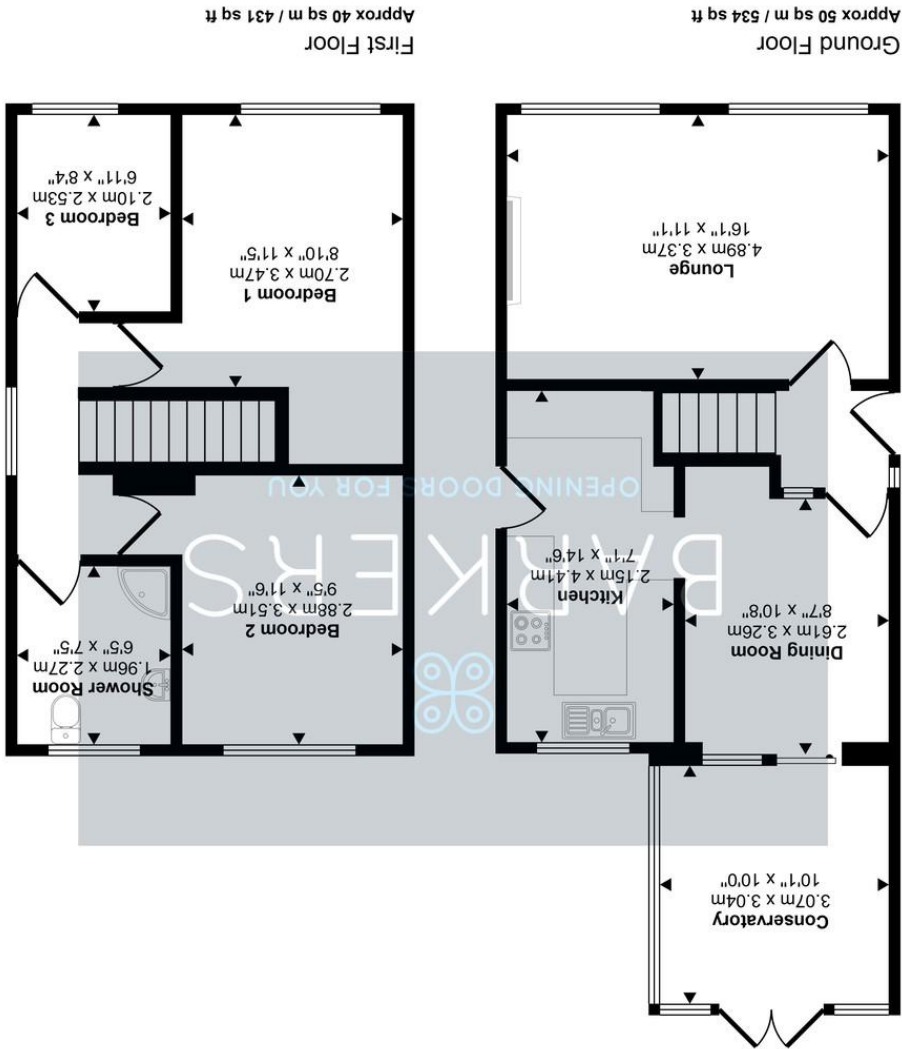


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



BARKERS
OPENING DOORS FOR YOU



39 Filley Royd

Cleckheaton, BD19 5JW

Asking Price Of £289,950

- DETACHED FAMILY HOME
- OFFERED FOR SALE WITH NO CHAIN
- VIEWS OVER THE FOOTBALL PITCH TO THE REAR
- LOUNGE, DINING ROOM
- CONSERVATORY
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- DRIVEWAY & GARAGE
- GARDENS



Full Description

Offered for sale with NO CHAIN is this well presented detached family home which enjoys views over the football pitch and farmland beyond to the rear elevation and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, bus routes, schools 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: Entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and shower room. Externally there is a driveway which provides private parking, garage and gardens front and rear.

ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the lounge and dining room. A staircase leads to the first floor landing.

LOUNGE

16' 1" x 11' 1" (4.9m x 3.38m)
Featuring a fireplace with a living flame gas fire.

DINING ROOM

10' 8" x 8' 7" (3.25m x 2.62m)
Useful second reception room with an archway leading to the kitchen and sliding patio doors leading to the conservatory.

KITCHEN

14' 6" x 7' 1" (4.42m x 2.16m)
Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Electric oven and gas hob with a built-in extractor over and an integrated under counter fridge, freezer and dishwasher.

CONSERVATORY

10' 1" x 10' 0" (3.07m x 3.05m)
Patio doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the shower room.

BEDROOM ONE

11' 5" x 8' 10" (3.48m x 2.69m)
Double room with fitted wardrobes and coordinating drawers.

BEDROOM TWO

11' 6" x 9' 5" (3.51m x 2.87m)
Double room with fitted wardrobes and coordinating drawers.

BEDROOM THREE

8' 4" x 6' 11" (2.54m x 2.11m)
Good sized single room.



SHOWER ROOM

7' 5" x 6' 5" (2.26m x 1.96m)
Fitted with a three piece suite which comprises of a corner shower cubicle, W.C. and wash basin inset into a vanity unit with useful storage cupboards, mirror and lighting.

EXTERIOR

To the front of the property there is a low maintenance paved garden with raised borders alongside a driveway which provides private parking and leads to the garage. To the rear of the property there is a paved garden with garden shed and greenhouse.

ADDITIONAL INFORMATION

Council tax band - D
Tenure - Freehold

