

### 44 Clare Road

Cleckheaton, BD19 5HW

## £195,000

- EXTENDED TERRACED PROPERTY
- SATED PLOT
- 8 OFFERS A HIGH DEGREE OF PRIVACY
- KITCHEN
- B PRIVATE PARKING &

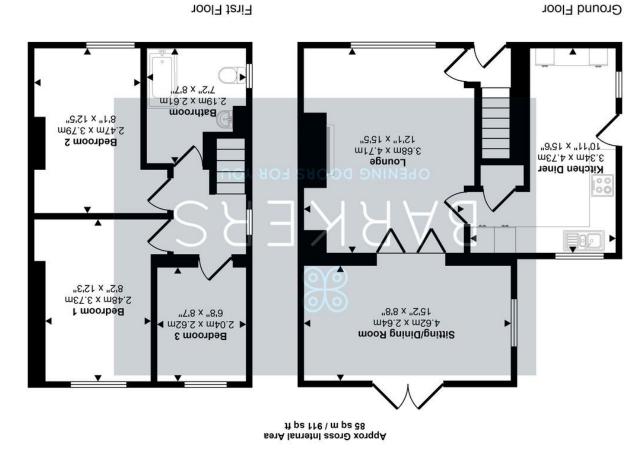
- **#** THREE BEDROOMS

- 8 MODERN BREAKFAST
- - SITTING/DINING ROOM

  - 8 HOUSE BATHROOM







may not look like the real items. Made with Made Snappy 360. 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. Loons of items and as bathroom suites are representations only and

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

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\*\* BARKERS

enquiries@barkersestateagents.co.uk 0113 2879344 www.barkersestateagents.co.uk West Yorkshire, BD11 2JX Birkenshaw, Bradford 'əuɐ] p∣O ₽

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GARDENS

B LOUNGE



# **Full Description**

Occupying a secure gated plot, this beautifully presented extended end terraced home offers a high degree of privacy, along with a wellmaintained garden and private parking. The spacious interior is ideal for families or professionals alike and is finished to a modem standard throughout. Ideally situated within walking distance to the shops, amenities and bus routes in Oeckheaton town centre as well as being just minutes from junction 26 of the M62 motorway networking making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, modem kitchen, sitting/dining room, three bedrooms and house bathroom. Externally the driveway is a ccessed via edectically operated gates which lead to a driveway providing private parking and a well maintained garden.

This superb home must be viewed to fully appreciate the space, quality, and convenience it offers.

#### ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

#### LOUNGE

#### 15' 5" x 12' 1" (4.7m x 3.68m)

The focal point of this room is a stunning floor-to-ceiling brick-built fireplace, complete with integrated lighting and an electric stove-effect fire featuring a realistic water vapor flame. Doors lead through to the versatile sitting/dining room and the stylish modem breakfast kitchen.

#### SITTING/DINING ROOM

15' 2" x 8' 8" (4.62m x 2.64m)

This versatile second reception room has laminate flooring, inset spotlights to the ceiling and French doors lead out to the rear garden.

#### BREAKFAST KITCHEN

15' 6" x 10' 11" (4.72m x 3.33m)

Fitted with a superb range of modern wall and base units with complementary solid oak butchers block work surfaces and an inset 1 1/2 bowl ceramic sink with an instant hot water tap. Electric oven and an induction hob with an extractor over, built-in wine cooler and plumbing for a washing machine. Tiled flooring, inset spotlights to the ceiling and access to a useful under-stairs storage cupboard.

The integrated fridge/freezer and washing/dryer can be purchased by separate negotiation.

#### FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Loft access point.

#### **BEDROOM ONE**

12' 3" x 8' 2" (3.73m x 2.49m) Double room with inset spotlights to the ceiling.

#### **BEDROOM TWO**

12' 5" x 8' 1" (3.78m x 2.46m) Double room with inset spotlights to the ceiling.

### BEDROOM THREE 8' 7" x 6' 8" (2.62m x 2.03m) Good sized single room with inset spotlights to the ceiling.







#### HOUSE BATHROOM

8' 7" x 7' 2" (2.62m x 2.18m)

Fitted with a three piece white suite which comprises of a shower bath with glass screen and a rain water shower head, W.C. and a wash basin mounted on a vanity unit. Chrome heated towel radiator, tiled walls and flooring.

#### EXTERIOR

The property is a ccessed via electrically operated gates to the rear, leading to a private driveway providing off-street parking. Additional onstreet parking is a vailable at the front of the property. The rear garden is mainly laid to lawn, with decorative pebble borders, a stone-paved patio a rea , and a garden shed-ideal for outdoors to rage . The garden also benefits from outdoor electrical points and an external water tap for added convenience.

#### DIRECTIONS

From our Birkenshaw office tum right on Whitehall Road and at the roundabout proceed straight a cross. At the next roundabout proceed straight a cross 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.tum right into Westgate. After a short while tum leftinto Clare Road and the property can be found on the right hand side.









ADDITIONALINFORMATION Tenure- Freehold

Council tax band - A