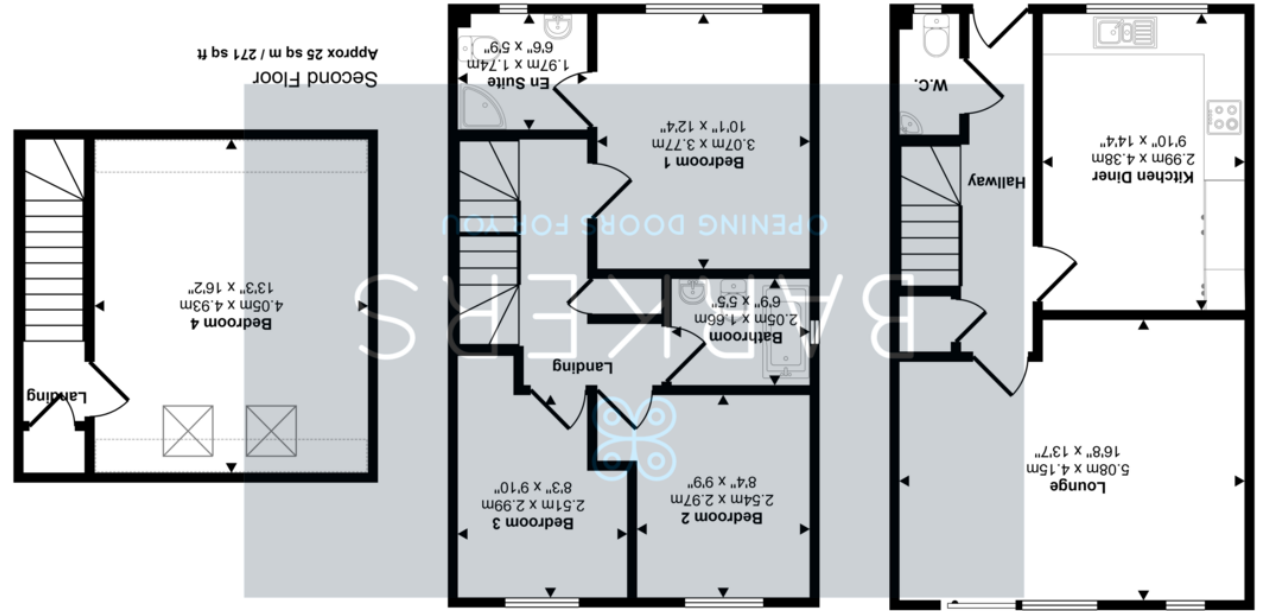


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Denotes head height below 1.5m

First Floor  
Approx 45 sq m / 484 sq ft

Ground Floor  
Approx 44 sq m / 474 sq ft



Approx Gross Internal Area  
114 sq m / 1229 sq ft



BARKERS  
OPENING DOORS FOR YOU

23 Whitcliffe Road

Cleckheaton, BD19 3NU

Asking Price Of £269,995

- SEMI DETACHED PROPERTY
- KITCHEN/DINER
- LOUNGE
- DOWNSTAIRS W/C
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- HOUSE BATHROOM
- REAR GARDEN
- OFF ROAD PARKING



# Full Description

## DESCRIPTION

Only by internal inspection can one truly appreciate this four bedroomed semi-detached property with gas fired central heating, uPVC double glazing. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, downstairs WC, kitchen/diner, lounge, four bedrooms, en-suite to master bedroom, house bathroom, driveway with parking for several vehicles to the front of the property, to the rear of the property is an enclosed lawned garden with patio area ideal for outside entertaining.

## ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with doors leading off into the kitchen/diner, lounge, stairs leading to the first floor landing.

## KITCHEN/DINER

9' 10" x 14' 4" (3m x 4.37m)

Fitted with modern wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, built in fridge/freezer, washing machine and dishwasher, built in oven and microwave, electric hob with extractor over, ceiling spotlights, under stairs storage.

## DOWNSTAIRS W/C

Fitted with two piece suite comprising low flush WC, pedestal hand wash basin.

## LOUNGE

16' 8" x 13' 7" (5.08m x 4.14m)

Spacious room with patio doors leading out into the rear garden.

## LANDING

Stairs leading to the first floor landing with doors leading to three bedrooms, house bathroom and storage.

## BEDROOM ONE

10' 1" x 12' 4" (3.07m x 3.76m)

Double bedroom with door leading to en-suite bathroom.

## EN-SUITE BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, shower cubicle, part tiled walls.

## BEDROOM TWO

8' 4" x 9' 9" (2.54m x 2.97m)

Double bedroom.

## BEDROOM THREE

8' 3" x 9' 10" (2.51m x 3m)

Double bedroom.

## HOUSE BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Fitted with modern three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, ceiling spotlights.



## LANDING

Stairs leading to bedroom four, storage cupboard.

## BEDROOM FOUR

13' 3" x 16' 2" (4.04m x 4.93m)

Large double bedroom with velux windows.

## EXTERIOR

Driveway with parking for several vehicles to the front of the property, to the rear of the property is an enclosed lawned garden with patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane then left onto Bradford Road then right onto Scott Lane continue until you reach Whitecliffe Road where the property will be identified.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

