



11 Greenton Avenue, Scholes, Cleckheaton, BD19 6DT

Offers Over £250,000

A charming three-bedroom extended semi-detached family home. This property offers well-proportion living accommodation with open plan kitchen space and family room.

Entrance Hall

Composite front door, laminate flooring and stairs leading to the first floor. Walkway leading into the kitchen and family room.

Living room

Carpeted flooring with UPVC window with views to the front of the property. Oak mantel piece and opening for wood burning stove.

Kitchen dining room

A stunning open space with a fully fitted kitchen with a range of floor and wall-mounted storage units. One-and-a-half bowl sinks with mixer tap Integrated appliances including a dishwasher, wall-mounted oven and microwave. large breakfast bar with seating space for four stools and storage underneath. Two upright larder units. Four-ring induction hob with stainless steel extractor fan above and splashback. Storage drawers and space for an American-style fridge freezer. Woodburning stove with tiled hearth and wooden surround. Open leading in into the family room.

Family room

This is a fantastic space that could be used in many ways. Laminate flooring with bi-fold UPVC doors leading out to the rear garden. Storage cupboards. Exposed wooden beams and insert LED spotlights.

Utility room

Washing machine and dryer and low-level flush WC. Splashback UPVC window.

Vestibule

Space for a seating area and a composite stable door leading to the side of the property. The door leads into the kitchen.

First floor landing

Frosted UPVC window with views to the side. Doors leading to the bathroom and bedrooms.

Bathroom

Low-level flush WC with a vanity-style wash basin with storage drawers underneath. Large walk-in low-profile shower with a wall-mounted electric shower. Heated chrome towel rail and ceramic wall tiles.

Bedroom

Carpeted flooring with fitted, built-in wardrobes and vanity area. UPVC window view to the rear.

Bedroom

Carpeted flooring. UPVC window view to front. Fitted wardrobes.

Bedroom

Carpeted flooring with a UPVC window to the front of the property and a storage cupboard.

Outside

To the front of the property, there is a private driveway and off-street parking for one car. There's also an easy-to-maintain front garden. To the rear of the property is also an easy-maintained garden with a patio and space for a hot tub. There is also a deck sun terrace to the rear a garden shed plus a children's Playhouse.

Outside

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

D

EPC Rating:

E

