



## Kenmore Way, Cleckheaton,

**Offers In The Region Of £235,000**

**\*\* EXTENDED SEMI DETACHED \*\* FIVE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* SPACIOUS FAMILY HOME \*\* GARDENS, PARKING & GARAGE \*\* NO UPWARD CHAIN \*\***

Situated in a desirable location close to amenities, shops, local schools and motorway links, is this extended five bedroom semi detached property.

The spacious family home would appeal to a young/growing family and benefits from two reception rooms, gardens and a garage.

The accommodation briefly comprises dining kitchen, lounge, sitting room, five first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear, together with a driveway leading to a garage (currently used for storage).



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**Dining - Kitchen**

16'7" x 13'10" (5.05m x 4.22m")

Fitted wall and base units incorporating stainless steel sink unit, oven & hob with extractor. tiled splash back, plumbing for auto washer & dishwasher, breakfast bar and radiator.



**Lounge**

16'3" x 13'10" (4.95m x 4.22m")

Log effect gas fire with marble fireplace surround, oak floor and radiator.



**Sitting Room**

11'10" x 7'2" (3.61m x 2.18m")

Multi fuel fire.

**First Floor Landing**

**Bedroom One**

13'10" x 10'1" (4.22m x 3.07m")

Radiator.

**Bedroom Two**

10'1" x 9'8" (3.07m x 2.95m")

Radiator.



**Bedroom Three**

11'8" x 4'8" (3.56m x 1.42m")

Radiator.

**Bedroom Four**

10'0" x 6'4" (3.05m x 1.93m")

Radiator.

**Bedroom Five**

8'4" x 7'2" (2.54m x 2.18m")

Radiator.



**Bathroom**

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.



**Exterior**

To the outside there is a garden to the rear, block paved driveway and garage (currently used as storage).

**Directions**

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, right onto Northgate. left onto Whitcliffe Rd/B6120, turn right onto Kenmore Rd, right onto Kenmore Way and the property will shortly be seen displayed via our For Sale board.

**Council Tax Band**

C

**Tenure**

FREEHOLD

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

