



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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