



Chatts Wood Fold,

£299,950

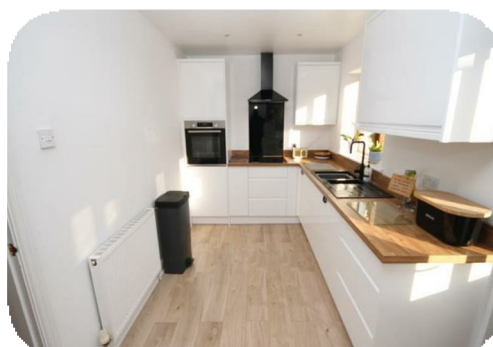
- * MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * FAMILY HOME *
- * CUL-DE-SAC OF ONLY TWO HOUSES * LANDSCAPED GARDENS * PARKING * GARAGE *
- * MODERN KITCHEN & BATHROOM * CLOSE TO MOTORWAY LINKS * ADJOINS FIELDS *

Occupying a much sought after residential location and offering fantastic family sized accommodation, is this delightful four double bedroom modern detached.

Benefits from gas central heating, upvc double glazing and alarm system.

Within walking distance to park land, highly regarded primary school and briefly comprises reception hall, lounge, dining room, modern fitted kitchen and cloakroom/wc. To the first floor there are four double bedrooms - master bedroom having an en-suite shower room, plus house bathroom.

To the outside there are good sized gardens with open aspects from the rear garden. parking and integral garage.





Reception Hall

With store cupboard and radiator.

Cloakroom/WC

With low suite wc, wash basin, radiator.

Lounge

12' x 16'3" (3.66m x 4.95m)

With a coal effect gas fire in feature fireplace surround, radiator.

Dining Room

9'7" x 9'7" (2.92m x 2.92m)

With upvc French doors to rear garden.

Kitchen

7'7" x 15'9" (2.31m x 4.80m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, electric oven and hob, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

11'9" x 10'10" (3.58m x 3.30m)

With built in wardrobes and radiator. En-Suite shower room;

En Suite Shower Room

Three piece white suite.

Bedroom Two

15'8" x 8'1" (4.78m x 2.46m)

With built in wardrobes and radiator.

Bedroom Three

12' x 7'2" (3.66m x 2.18m)

With radiator.

Bedroom Four

13'6" x 9'6" (4.11m x 2.90m)

With radiator.





Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there are good sized gardens, parking and integral garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, turn right onto Mill Carr Hill Rd, right onto Chatts Wood Fold and the property will shortly be seen displayed via our For Sale board.

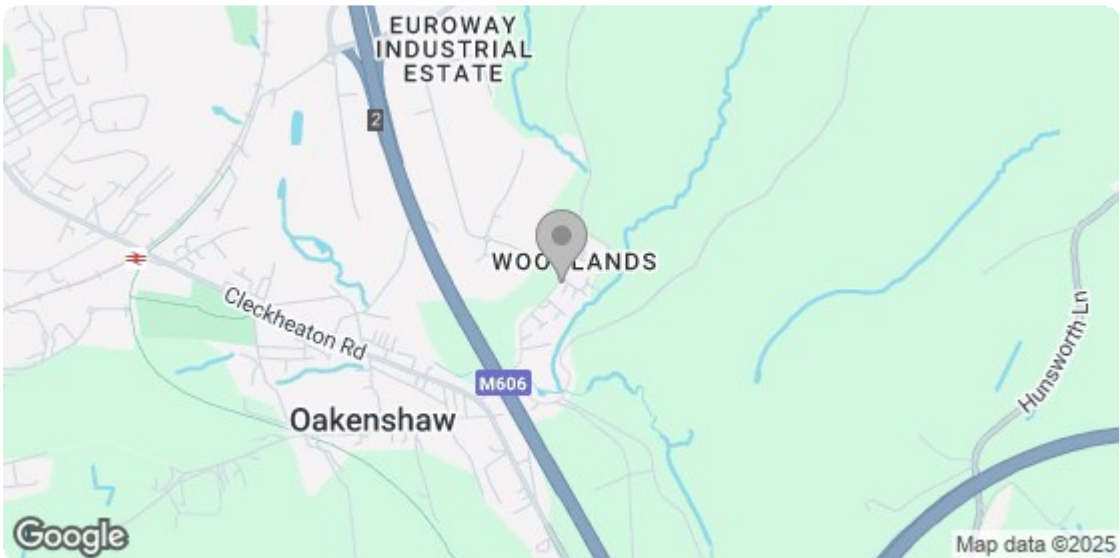
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

