



Manor Park Road, Cleckheaton

Offers Over £250,000

* END TOWN HOUSE * FOUR BEDROOMS * THREE STOREY * TWO BATH/SHOWER ROOMS *

* VERY WELL PRESENTED * LANDSCAPED GARDEN * PARKING * CUL-DE-SAC *

Occupying a delightful cul-de-sac setting, is this generously proportioned four bedroom end town house.

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

The popular modern development is handily located for local amenities, schools and The Greenway cycle/footpath.

The accommodation is set over three floors and briefly comprises reception hall, fitted modern kitchen, cloakroom/wc and ground floor fourth bedroom. To the first floor is the lounge and bedroom three, whilst on the second floor there are two further bedrooms - master bedroom having an en-suite shower room, plus a house bathroom.

To the outside there is parking for two cars and an enclosed split level landscaped garden to the rear .





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Bedroom Four

15'7" x 7'4" (4.75m x 2.24m)

With radiator.

Kitchen

14'6" x 8'10" (4.42m x 2.69m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, radiator and upvc French doors to rear garden.

First Floor Landing

With radiator.

Lounge

14'6" x 12'6" (4.42m x 3.81m)

With two radiators.

Bedroom Three

12'7" x 7'9" (3.84m x 2.36m)

With radiator.

Second Floor Landing

Bathroom

Modern three piece white suite, tiled walls and radiator.

Bedroom Two

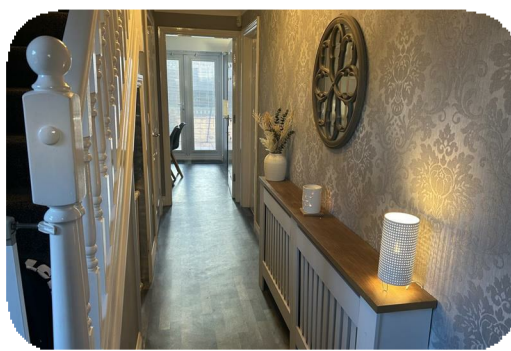
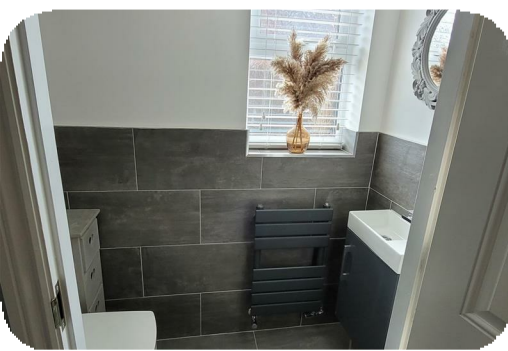
11'3" x 9'5" (3.43m x 2.87m)

With radiator.

Bedroom One

12'7" x 8'5" (3.84m x 2.57m)

With built in wardrobes and radiator. En-Suite Shower Room;





En Suite Shower Room

Three piece modern white suite, tiled walls and heated towel rail

Exterior

To the outside there is parking for two cars to the front, together with an enclosed landscaped garden to the rear.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Manor Park Rd and the property will shortly be seen displayed via our For sale board.

TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(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.

