



Greenway View, Cleckheaton, Reduced £260,000

*** ASK ABOUT PART EXCHANGE AND STAMP DUTY ***
 ** DETACHED ** THREE BEDROOMS ** MODERN KITCHEN & BATHROOM ** WELL PRESENTED **
 ** POPULAR LOCATION ** EASY ACCESS TO MOTORWAY LINKS ** ENCLOSED GARDENS **
 ** 7 YEARS NHBC WARRANTY LEFT **

Occupying one of the most sought after locations in Cleckheaton, is this stunning three double bedroom detached house. The 'ready to move into' property provides fantastic family sized accommodation benefiting from gas central heating and upvc double glazing.

The spacious property briefly comprises reception hall, modern kitchen diner, lounge and cloakroom, three first floor bedrooms (master having en suite shower room) plus a modern house bathroom.

To the outside there is a driveway providing off-road parking together with an enclosed garden to rear with patio and shed.



Entrance Hall

Cloakrooms.

Kitchen Diner

15'6" x 8'10" (4.72m" x 2.69m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated oven with hob & extractor, plumbing for auto washer, radiator and french door leading to rear.

Lounge

15'6" x 10'7" (4.72m" x 3.23m")

Radiator.

Cloaksroom

Two piece suite comprising low flush wc, pedestal wash basin and radiator.

First Floor Landing

Storage cupboard and access to loft.

Bathroom

6'1" x 5'6" (1.85m" x 1.68m")

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Bedroom One

10'10" x 10'7" (3.30m" x 3.23m")

Radiator.

Bedroom Two

11'10" x 8'9" (3.61m" x 2.67m")

Radiator.

Bedroom Three

8'10" x 6'5" (2.69m" x 1.96m")

Radiator.

En-Suite

Three piece suite comprising walk in shower cubicle, low flush wc, pedestal wash basin and radiator.

Exterior

Outside there is garden and driveway to the front, providing tandem parking together with an enclosed rear garden with patio and shed.

Tenure

FREEHOLD.

Council Tax Band

D



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk