



## 62 Laithe Hall Avenue, Cleckheaton, BD19 6UB

Offers Over £265,000



\*\*\*4/5 Bedroom Semi Detached\*\*\*Large Family Home\*\*\*Excellent Location\*\*\*

NOT TO BE MISSED & PRICED TO SELL is this spacious family home which can be used as a 4 bedroom with study / office or 5 bedroomed property. This home benefits from being tucked away into a lovely cul de sac and extended with an Orangery off the kitchen Diner. MUST BE VIEWED to appreciate the size of home on offer with accommodation which comprises of entrance hallway, cloaks /wc, lounge, kitchen diner and orangery. First floor; reception room / double bedroom, double bedroom & en suite to the second floor are 2 further double bedroom and a single bedroom with house bathroom.

Driveway to the front leading to single garage and EV Point, the rear is enclosed with a majority lawned garden and patio area.\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

- 4 or 5 Bedroom Semi Detached
- Popular Cul De Sac Location
- Excellent Transport Links
- Orangery Opens Onto Enclosed Rear Garden
- NOT TO BE MISSED & PRICED TO SELL!
- Large Family Home
- Walking Distance to Local Schools
- Driveway Garage & EV Point
- Gas Central Heated / UPVC double Glazed

