





Willow Street, Cleckheaton BD19 4EL



welcome to

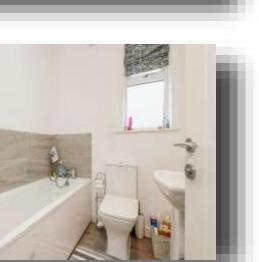
Willow Street, Cleckheaton

Modern three bedroom semi detached offering ready to move into accommodation located in sought after location.

Perfect location for commuting with easy access to motorways and ideally situated for public transport.













Entrance Vestibule

Leading to the downstairs cloakroom, stairs to first floor and kitchen with upvc door to the front and upvc window to the front.

Cloakroom

Comprises wash hand basin and WC with upvc window to the front.

Open Plan Lounge/ Kitchen

23' 4" x 12' 6" (7.11m x 3.81m)

Modern fitted Shiller kitchen with a range of base and wall units incorporating Granite sink and drainer with work surfaces. Integrated fridge freezer, dish washer and built in oven with cooker hood and microwave. With patio doors providing access to the rear and upvc window to the side.

Bedroom Two

12' 6" at widest \times 11' 6" at widest (3.81m at widest \times 3.51m at widest)

Located on the first floor is this L-shaped bedroom with two upvc windows to the rear and gas central heating radiator.

Bedroom Three

12' 2" at widest x 6' 11" at widest (3.71m at widest x 2.11m at widest)

Located on the first floor is this L-shaped room with upvc window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises panel bath with shower attachment, wash hand basin and WC. Fitted mirror, part tiled walls and upvc window to the side.

Master Bedroom

16' 9" x 8' 6" (5.11m x 2.59m)

Located on the second floor with built in storage, gas central heating radiator and velux window to the front.

Ensuite

Comprises shower cubicle, wash hand basin and WC. Fitted mirror, part tiled walls, gas central heating radiator and upvc dormer window to the rear.

Outside

Enclosed artificially lawned garden to the rear. Off road parking for 2 cars and electric charger point. To the front small walled yard with side access.





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Willow Street, Cleckheaton

- Three bedroom
- Semi detached
- Off Road Parking
- High-End fitted appliances
- Price £190,000

Tenure: Freehold EPC Rating: B

£190,000









postcode not the actual property

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Property Ref: BDF114486 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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