







welcome to

Spinners Avenue, Scholes Cleckheaton

We are delighted to bring to the market this spacious three/four bedroom executive town house located in the sought after location of Scholes. Property has accommodation over the three floors and benefits from downs stairs cloaks, family bathroom and an ensuite.













Entrance Hall

Front elevation with composite door into hallway.

Cloakroom

Located off the living area with low level WC and wash hand basin.

Lounge

13' 6" x 16' 6" (4.11m x 5.03m)

Open plan lounge into kitchen with Bi-folding doors to the rear, storage cupboard with water tank and gas central heating radiator.

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m)

Modern fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven and gas hob, integral dishwasher and washing machine. Pantry storage with units and window to the front.

Dining Room/ Bed Four

10' 3" x 14' 6" (3.12m x 4.42m)

Located on the first floor with window to the front and gas central heating radiator.

Landing Bedroom One

10' 3" x 12' 1" (3.12m x 3.68m)

With window to the rear and gas central heating radiator.

Ensuite

Modern fitted three piece suite comprises shower cubicle, wash hand basin and low level WC.

Bedroom Two

11' 11" x 13' 7" (3.63m x 4.14m)

With window to the front and gas central heating radiator.

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Located on the second floor with window to the rear and gas central heating radiator.

Bathroom

Modern three piece suite comprises panel bath with rain forest head shower over and shower screen, central tap and shower extension, wash hand basin set in vanity unit and WC with hidden cistern.

Outside

To the front there is a driveway and at the rear enclosed lawn garden and patio area.





welcome to

Spinners Avenue, Scholes Cleckheaton

- Three/Four Bedroom
- Town House
- Cul-De-Sac Position
- Off Road Parking
- £240,000-£250,000

Tenure: Freehold EPC Rating: C

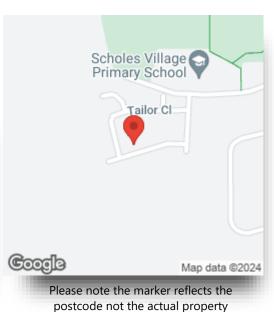
guide price

£240,000-£250,000









view this property online williamhbrown.co.uk/Property/BDF114683



Property Ref: BDF114683 - 0006 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 guidance 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.





01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.