



**Willow Street, Cleckheaton, BD19 4EL**

**£235,000**

Contemporary semi detached house in popular courtyard setting. Impressive living dining kitchen with integrated appliances & media wall, 2 contemporary bathrooms & WC, 3 double bedrooms & further lounge. Low maintenance gardens & 2 parking spaces.





# 7 Willow Street, Cleckheaton, BD19 4EL

We are delighted to offer for sale this contemporary semi detached house located on a popular courtyard development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with integrated appliances and media wall plus 2 contemporary bathrooms and a WC. Items of note include the remote controlled electric fire plus gas fire and surround to the living dining kitchen, fitted wardrobes to 2 bedrooms plus French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen and WC. There is a lounge, double bedroom and bathroom accessed from the first floor landing. There are 2 further double bedrooms plus a further bathroom accessed from the second floor landing.

The property benefits from low level maintenance gardens with artificial turf, patio and external tap. There are 2 car parking spaces plus an Electric Vehicle charging point.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With entrance mat well leading to fitted carpets.

**Living Dining Kitchen 25'11"(max) x 15'8"(max) (7.91m(max) x 4.78m(max))**

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands, tiling and splash back. With integrated oven, microwave, induction hob, hood, washer drier, fridge

freezer and dishwasher.

Having a media wall with remote controlled electric fire, further gas fire and surround, vinyl flooring, carpets and window blinds. French doors leading to the rear garden.

**WC 5'8" x 2'10" (1.75m x 0.87m)**

Having contemporary white sanitary ware with vanity basin, mirror, vinyl flooring and blind

## FIRST FLOOR

### Landing

With fitted carpets.

**Lounge 15'8"(max) x 10'7"(max) (4.78m(max) x 3.25m(max))**

With carpets and blinds.

**Bedroom 1 15'8"(max) x 9'3"(max) (4.78m(max) x 2.84m(max))**

With fitted wardrobes, carpets and blinds.

**Bathroom 9'1" x 5'1" (2.77m x 1.55m)**

Having contemporary white sanitary ware with shower and screen to bath, chrome ladder radiator, tiling, mirror, recessed spot lights, vinyl flooring and blind.

## SECOND FLOOR

### Landing 2

With fitted carpets.

**Bedroom 2 12'10" x 8'7" (3.92m x 2.64m)**

With fitted wardrobes, carpets and blinds.

**Bedroom 3 15'8"(max) x 12'8"(max) (4.79m(max) x 3.87m(max))**

With carpets and blinds.

**Bathroom 2 8'11" x 6'7" (2.72m x 2.02m)**

Having contemporary white sanitary ware with tiling, mirror, vinyl flooring and blind.

## EXTERNAL

The property benefits from low level maintenance gardens with artificial turf, patio and external tap. There are 2 car parking spaces plus an Electric Vehicle charging point.







