



Moorlands Road, Cleckheaton, BD19

Offers Over £215,000

- IMMACULATELY PRESENTED
- FREEHOLD
- COUNCIL TAX BAND B - £1798.35
- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER DEVELOPMENT
- MODERN THROUGHOUT
- VIEWING ESSENTIAL
- POPULAR LOCATION
- OFF ROAD PARKING

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**** SOUGHT AFTER DEVELOPMENT ** VIEWING ESSENTIAL **** This immaculately presented two bedroom semi detached property is presented to the highest standard and is perfect for those looking for a home they can move straight into, with no work required. Tucked away in an enviable cul de sac position and located in the ever popular village of Cleckheaton. Having excellent local amenities on hand and close to several excellent schools in the area. The property briefly comprises of; Entrance hallway; Open Plan lounge, kitchen and dining room; Downstairs wc; Stairs rising to the first floor; Primary bedroom; Bedroom two with built in storage; Family bathroom; Off road parking; Enclosed rear garden;



Council Tax Band: B



ENTRANCE HALLWAY

Entering the property via a composite external door into the welcoming hallway, with; uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid doors to the downstairs wc and the open plan lounge, kitchen and dining room;

OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM

LOUNGE

This beautiful space has many outstanding features, with; Bi fold doors leading to the rear garden and providing lots of great natural light; Modern log burner; Ceiling light point; Central heating radiator; Wood effect flooring;

KITCHEN DINING ROOM

Having; A good range of grey wall, base and drawer units and marble effect worktops; Under unit lighting; One and a half sinks and drainer with mixer tap; uPVC double glazed window to the front elevation; Integrated gas hob with extractor above and oven; Space and plumbing for a washing machine and an upright fridge freezer; Solid door to the under stairs storage cupboard; Wood effect flooring; Recessed ceiling spotlights; Central heating radiator; Space for a dining table and chairs;

DOWNSTAIRS WC

With; WC; Wash basin; uPVC obscure double glazed window to the front elevation; Ceiling light point; Central heating radiator; Wood effect flooring; Extractor fan;

STAIRS RISING TO THE FIRST FLOOR

PRIMARY BEDROOM ONE

This great space, has; A large uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Double bedroom two, has; A large uPVC double glazed window to the front elevation; Solid door to a storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

A beautifully fitted modern bathroom comprising of; WC; Wash basin; Bath with overhead shower and a hand held shower attachment; uPVC double glazed obscure window to the side elevation; Fully tiled walls to wet areas and part tiled walls to the remaining walls; Tile effect flooring; Recessed ceiling spotlights; Vertical heated towel rail;

FIRST FLOOR LANDING AND STAIRS

Comprising of; Carpet flooring; Central heating radiator; Loft hatch access; Solid doors to the two bedrooms and the family bathroom;

FRONT GARDEN AND DRIVEWAY

With; Lawn area with paved pathway leading to the front entrance and the side gate; Driveway which provides off road parking for multiple vehicles;

REAR GARDEN

This great spacious rear garden has; Paved entertaining area; The rest of the garden is predominantly laid to lawn; Side gate leading to the front access;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

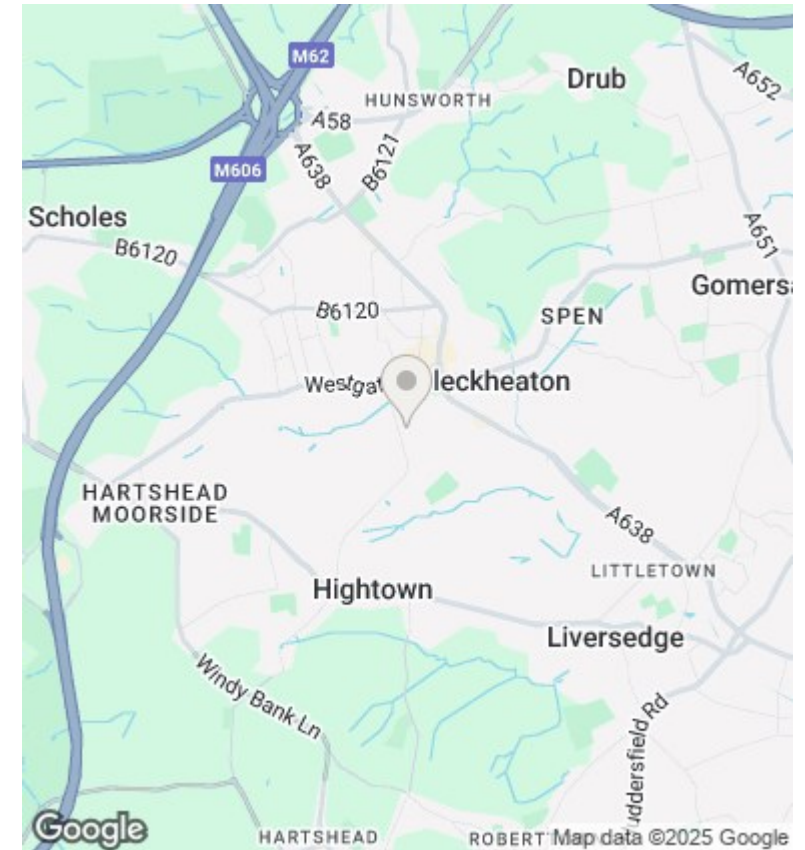
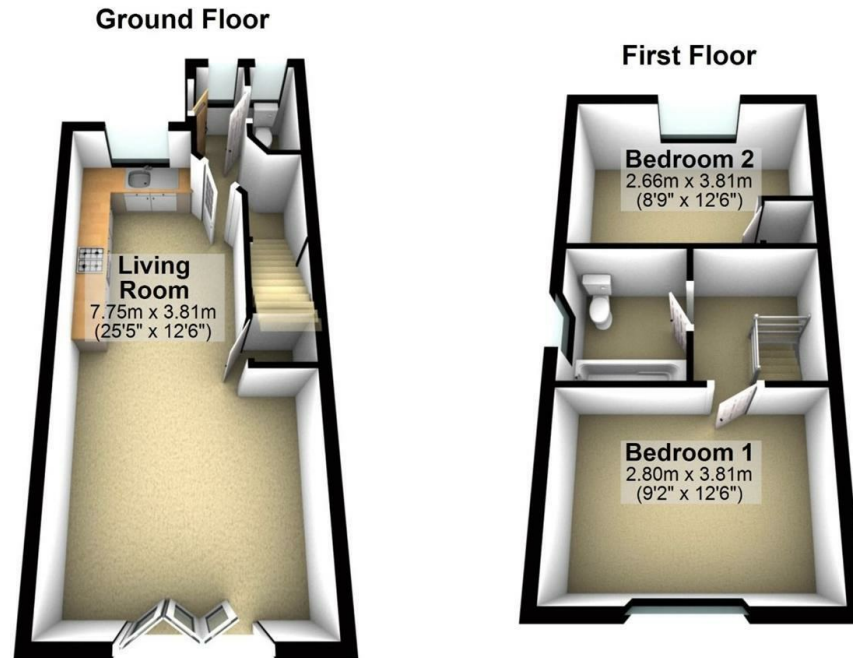
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC