



Roberttown Lane, Roberttown

£449,950

- * DETACHED * THREE GOOD SIZED BEDROOMS * THREE RECEPTION ROOMS *
- * THREE BATH/SHOWER ROOMS * POPULAR LOCATION * GARDEN * GARAGE *

This is a great opportunity to purchase this a very good sized three bedroom/three bathroom detached property that sits enviably in the popular village of Roberttown.

The deceptively spacious accommodation would make an ideal purchase for a young/growing family and benefits from three reception rooms, gas central heating, double glazing, garage and a garden to rear.

Briefly comprises entrance hallway, cellar, sitting room, dining room, kitchen, lounge, utility room and wet room. To the first floor there are three bedrooms - one of which has an en-suite wet room, together with a house bathroom.

To the outside there is an enclosed garden to the rear with a single garage to the side.





Entrance Hall

With radiator.

Cellar

Sitting Room

15'11" x 9'5" (4.85m x 2.87m)

With a wood burning stove set in chimney breast, radiator and double glazed window.

Dining Room

14'3" x 14'2" (4.34m x 4.32m)

With radiator and double glazed window.

Kitchen

14'7" x 8'3" (4.45m x 2.51m)

With fitted wall and base units incorporating stainless steel sink unit, fridge/freezer, plumbing for dishwasher, oven, hob, extractor fan, double glazed window.

Lounge

16'2" x 9'1" (4.93m x 2.77m)

With radiator and patio door.

Utility

With plumbing for auto washer, double glazed window.

Wet Room

With shower area, low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor

With double glazed window.

Bedroom Two

12'7" x 11'6" (3.84m x 3.51m)

With radiator, double glazed window, walk-in closet.

Bedroom One

15'10" x 12' (4.83m x 3.66m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

16'3" x 9' (4.95m x 2.74m)

With radiator and double glazed window. En-Suite Wet Room;





En Suite Wet Room

With shower area, pedestal wash basin, low suite wc, radiator, double glazed window.

Bathroom

Three piece suite comprising corner bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is an enclosed well stocked garden to the rear with patio and ornamental pond, together with a garage and parking.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Parkside, continue to follow A643, left onto Hightown Rd, left onto Halifax Rd, right onto Clough Ln, left onto Church Rd, at the roundabout turn right onto Roberttown Ln.

TENURE

FREEHOLD

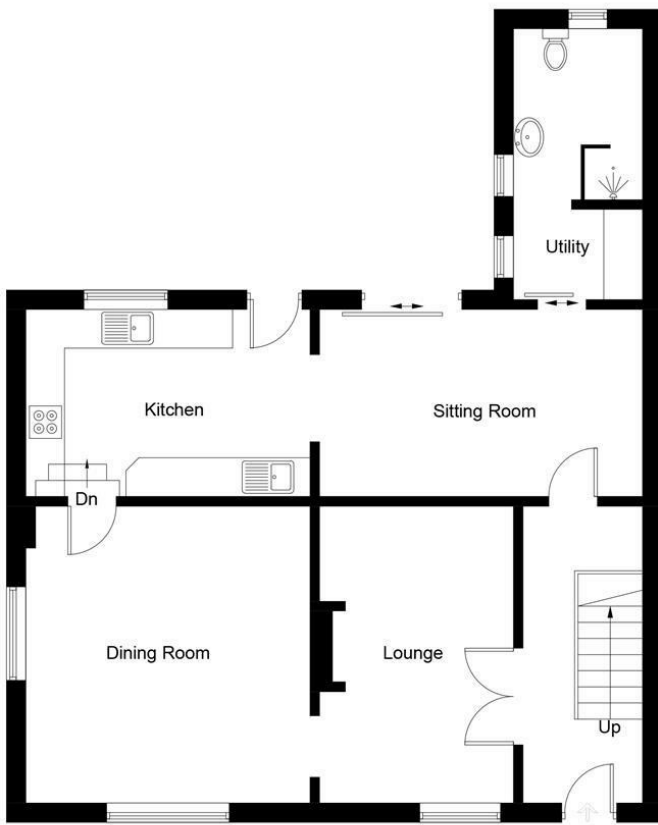
Council Tax Band

D / Kirklees

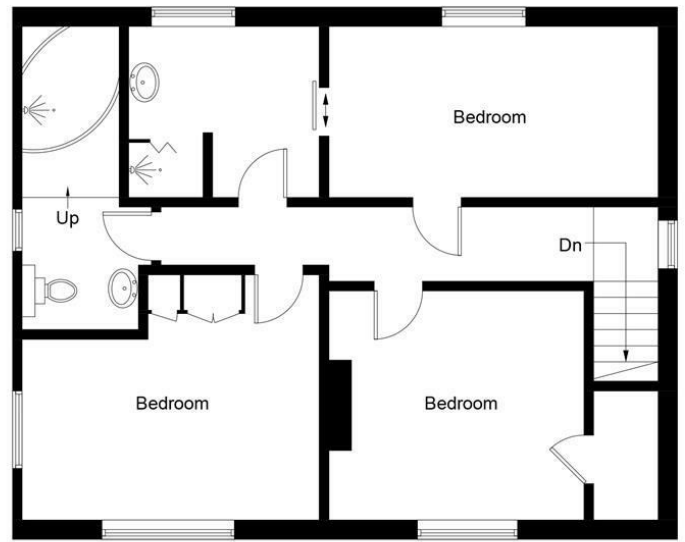


Roberttown Lane, WF15

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft

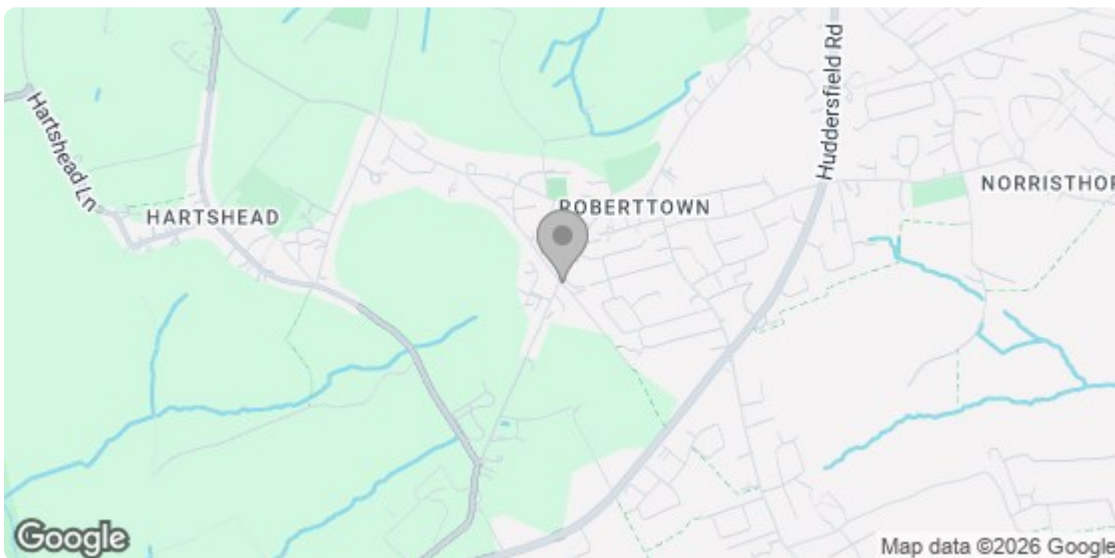


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328205)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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