



Whitechapel Road, Cleckheaton,

£185,000

* COTTAGE * THREE BEDROOMS * CLOSE TO AMENITIES & TRANSPORT LINKS *
* MODERN KITCHEN * SUN ROOM * GARDEN * DRIVEWAY *

This superbly presented three bedroom cottage would make an ideal purchase for a FTB/Young Family.

Ideally located for Cleckheaton Town Centre which boasts amenities, shops, first and secondary schools and excellent motorway links.

Benefits from a modern fitted kitchen, sun room, garden and driveway.

Briefly comprises of a vestibule, w/c, lounge, sun room, dining kitchen and cellar. There are three first floor bedrooms and a house bathroom.

To the outside there is a garden to front and rear with a driveway providing off street parking.



Entrance Vestibule

Downstairs W/C

Low flush W/C and hand wash basin.

Lounge

17'4 x 13'7 (5.28m x 4.14m)

Electric multi fuel effect fire inset into fireplace, wooden flooring, central heating radiator and French doors leading to Sun Room.

Sun Room

11'2 x 8'6 (3.40m x 2.59m)

Central heating radiator, double glazed window with fitted shutters.

Kitchen

15'9 x 7'5 (4.80m x 2.26m)

Modern fitted wall and base units with Quartz work surface over and tiled splash back. Electric oven, hob and extractor fan over. Plumbing for washing machine, central heating radiator and double glazed window. French doors leading to the rear garden.

Cellar

Useful storage space.

First Floor Landing

Central heating radiator.

Bedroom One

10'8 x 10'1 (3.25m x 3.07m)

Central heating radiator and double glazed window.

Bedroom Two

15 x 10'9 (4.57m x 3.28m)

Central heating radiator and double glazed window.

Bedroom Three

7'9 x 6'9 (2.36m x 2.06m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath with shower over. Central heating radiator and double glazed window.

External

Driveway for two cars to the front. To the rear is AstroTurf and decking area.

Council Tax

Kirklees- Band A.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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