

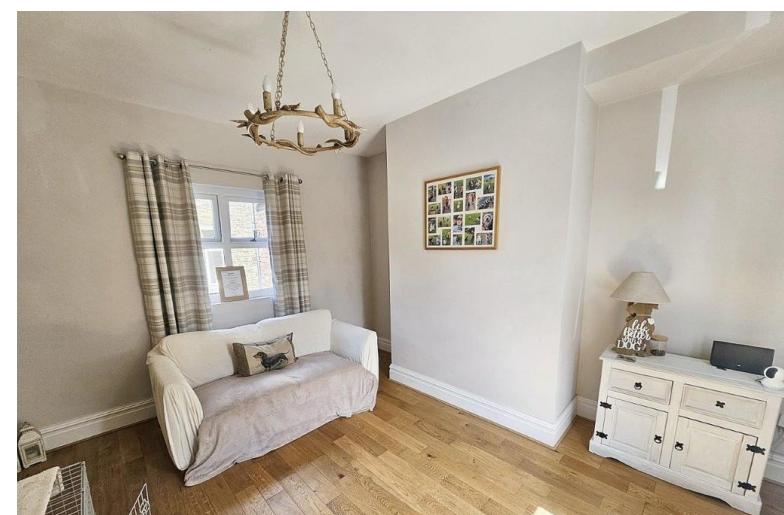
BARKERS

OPENING DOORS FOR YOU



34 Wesley Street
Cleckheaton, BD19 3PU
Asking Price Of £190,000

- SEMI DETACHED HOUSE
- DRIVEWAY WITH PARKING
- THREE BEDROOMS
- LAWNED GARDEN
- DOUBLE FRONTED
- GARDEN SHED
- GAS CENTRAL HEATING
- GOOD LOCATION
- UPVC DOUBLE GLAZING



Full Description

Barkers have pleasure in offer For Sale this double fronted three bedroom semi detached property situated in this popular area, convenient for access to local amenities, M62 motorway network and local schools. The property has the benefit of uPVC double glazing, gas central heating, gated driveway, enclosed garden to the rear and garden shed. The property briefly comprises: entrance hall, lounge, dining room/sitting room, dining kitchen, three bedrooms and bathroom. Outside there is a gated driveway, enclosed garden with paved patio, lawned area and garden shed.

HALLWAY

Door leading to hallway with stairs to first floor, door to lounge and door to dining room.

STEPS TO LOWER GROUND FLOOR

KITCHEN

12' 0" x 13' 4" (3.68m x 4.07m)

A generously proportioned lower ground floor kitchen offering excellent space, functionality, and a stylish layout ideal for modern living. Fitted with a range of modern wall and base units, with contrasting worktops, range cooker set in chimney breast, integrated fridge and freezer, plumbing for washing machine, one and half bowl sink with mixer tap and drainer. Laminate flooring, recessed spotlights to the ceiling. Under-stairs storage housing central heating boiler. Door to rear.

LOUNGE

11' 3" x 13' 4" (3.45m x 4.07m)

Spacious dual aspect lounge with windows on two sides, allowing for an abundance of natural light and views throughout the day. Feature fireplace with Inglenook wood burning stove with oak mantel and stone hearth.



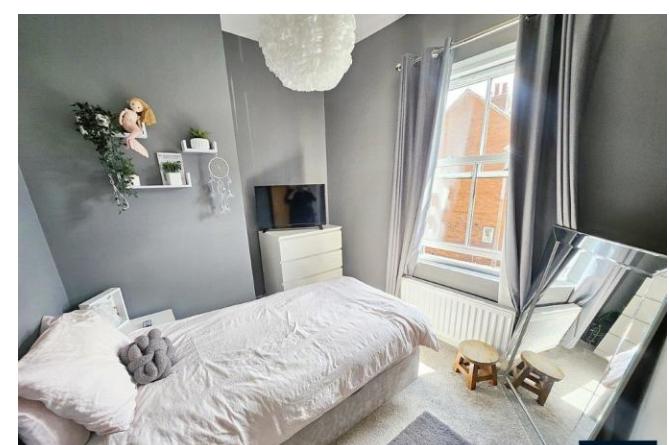
DINING ROOM

12' 5" x 13' 6" (3.81m x 4.14m)

Bright and inviting dual aspect dining room with windows on two sides, offering natural light and a pleasant outlook throughout the day. with laminate wood flooring.

FIRST FLOOR LANDING

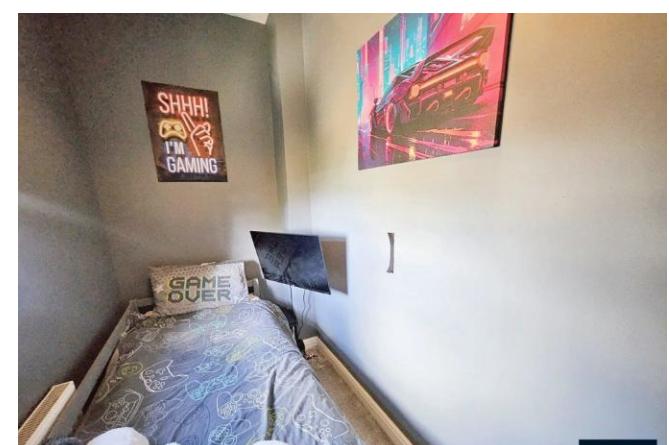
Loft access. Part glass balustrade.



BEDROOM ONE

11' 7" x 13' 9" (3.55m x 4.20m)

Double bedroom.



BEDROOM TWO

9' 6" x 8' 3" (2.90m x 2.52m)

Small double bedroom.

BEDROOM THREE

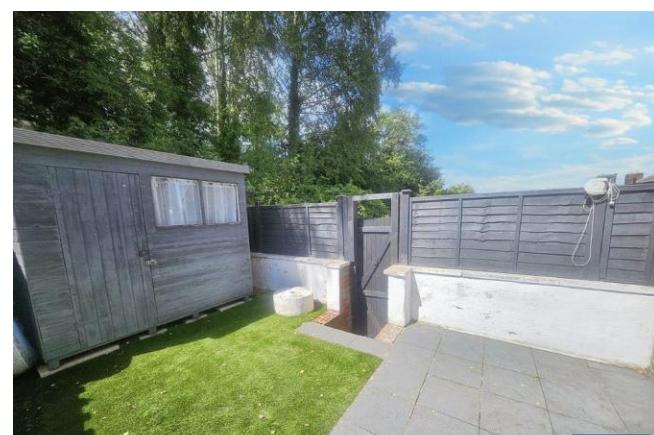
9' 4" x 4' 10" (2.85m x 1.48m)

Single room.

BATHROOM

7' 7" x 5' 4" (2.33m x 1.65m)

Featuring a modern white three-piece suite comprising bath with rainfall shower over and glass screen, low flush WC and wash hand basin. Tiled walls and tiled flooring, heated towel rail, recessed spotlights to ceiling.



EXTERIOR

The property benefits from a gated driveway providing private off-road parking. The property benefits from a private, sunken rear garden accessed via steps, offering a secluded and peaceful outdoor space, garden shed.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

DIRECTIONS

From our Birkenshaw office leave from Old Lane and turn right onto Whitehall Road East/A58. At the roundabout take the second exit onto Whitehall Road West/A58 and proceed for approx. 0.2 mile and at the roundabout take the second exit onto Whitehall road West/A58, proceed and then turn left onto Hunsworth Lane/B6121 and the turn left onto Bradford Road/A638 and then turn right onto Wesley Street.

