



13 Whitcliffe Road

Cleckheaton, BD19 3NU

Asking Price Of £110,000

 WELL PRESENTED MID
TERRACE

 OPEN PLAN KITCHEN
LOUNGE DINER

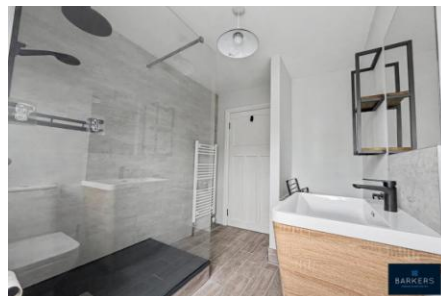
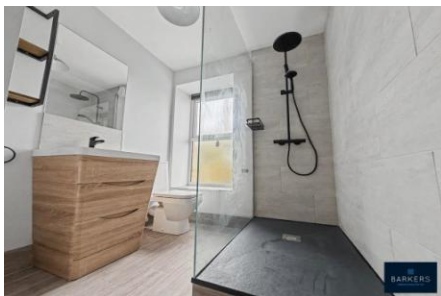
 MODERN DECOR
THROUGHOUT

 SPACIOUS DOUBLE
BEDROOM

 CELLAR

 CLOSE TO AMENITIES

 IDEAL FOR FIRST TIME
BUYERS AND INVESTORS



Full Description

A spacious one-bedroom terraced home offering well-appointed accommodation throughout, centred around a generous open-plan kitchen, living and dining area. Beautifully presented with modern interiors, the property also features a well-proportioned double bedroom and a contemporary bathroom finished to a high standard. Combining comfortable living with a practical layout, this attractive home is ideal for first-time buyers, professionals, or investors seeking a property that is ready to move into.

KITCHEN/LOUNGE DINER

13' 6" x 13' 6" (4.11m x 4.11m)

A spacious open-plan kitchen, lounge and dining area offering a bright and versatile living space. The contemporary kitchen is fitted with a range of grey wall and base units providing ample storage, complemented by wood-effect flooring. Integrated oven with space and plumbing for a washing machine.

The living area benefits from a recessed wall niche, providing an ideal space for a media unit, television or decorative display, radiator, and a large window allowing plenty of natural light to fill the room. Finished with a white Liberty-style wooden door, this well-presented space offers an ideal setting for both everyday living and entertaining.

LANDING

A landing providing access to the first-floor accommodation, finished with freshly fitted soft grey carpets. The space is enhanced by a small, high-level arched opening, adding character.

BEDROOM

13' 10" x 9' 7" (4.22m x 2.92m)

A well-proportioned double bedroom featuring a chimney breast, creating an attractive focal point. The room benefits from a medium-sized window allowing plenty of natural light, newly fitted soft-touch carpets, a radiator, and four electrical power points. There is ample space for a double bed and additional bedroom furniture.

BATHROOM

7' 7" x 6' 0" (2.31m x 1.83m)

A stylish and contemporary bathroom finished to a high standard, featuring wood-effect floor tiles and a modern walk-in shower with light grey tiled surrounds and a matte black rainfall shower head. The suite includes a wood-effect vanity unit with inset wash basin, WC, and a heated towel radiator. A large window provides plenty of natural light, while additional built-in storage offers practical space for everyday essentials. A well-appointed bathroom combining modern design with functionality.

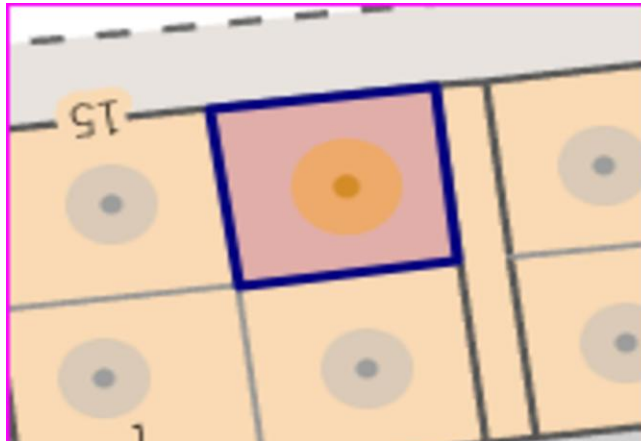


ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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Approx Gross Internal Area
40 sq m / 435 sq ft



Ground Floor
Approx 20 sq m / 213 sq ft

First Floor
Approx 21 sq m / 222 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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