



Kenmore Road, Cleckheaton BD19 3UY

welcome to

Kenmore Road, Cleckheaton

A beautifully presented and ready to move into three bedroom end town house property, located in a sought after location.

Call now to book a viewing.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

With useful under stairs storage cupboard and open staircase to the first floor.

Lounge

10' 4" x 15' 3" (3.15m x 4.65m)

With window to the front, feature fireplace, gas central heating radiator and french doors leading into the dining room.

Dining Room

8' 7" x 15' 7" (2.62m x 4.75m)

With door access leading into the rear garden and gas central heating radiator.

Kitchen

7' 8" x 15' 5" (2.34m x 4.70m)

Modern fitted kitchen in green with a wealth of base and wall units incorporating sink and drainer with work surfaces.

Bathroom

Located on the ground floor, modern fitted bathroom comprises panel bath with shower over and shower screen, wash hand basin set in vanity unit and low level WC, heated towel rail and window to the rear.

First Floor Landing

Bedroom One

8' 5" x 12' (2.57m x 3.66m)

With window to the front and gas central heating radiator.

Bedroom Two

10' 4" x 13' 6" (3.15m x 4.11m)

With window to the front and gas central heating radiator.

Bedroom Three

8' 3" x 8' 9" (2.51m x 2.67m)

With window to the rear and gas central heating radiator.

Outside

At the front there is a pebbled garden with mature plants and borders. At the rear there is an enclosed lawned garden with a stone paved patio area, planted borders, exterior lighting and electrical point and an outside tap.



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welcome to

Kenmore Road, Cleckheaton

- Three Bedrooms
- End Town House
- Driveway & Garage
- Well maintained Gardens
- Price £220,000

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117179 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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