



72 Whitechapel Road, Cleckheaton, Bradford, West Yorkshire, BD19 6HY Asking Price £350,000

Offered to the market is this spacious and well-presented FOUR DOUBLE BEDROOM END TOWNHOUSE located in Cleckheaton - BD19 with local schools and commuter links nearby. Offering a master bedroom with en-suite, double driveway with detached garage, and four double bedrooms over three floors, we expect this property to be popular with family buyers seeking a home for the long-term.

Internally comprising: entrance hallway, dining room, kitchen, ground floor WC, first floor master with en-suite, living room, three second floor double bedrooms, house bathroom and loft.

Externally the property is situated on a popular development offering a larger end plot, with a double driveway and landscaped garden to the rear and side, and a gated garden to the front.

The property is maintained to a high standard throughout by the current owners and offers gas central heating and double glazing throughout. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hallway



Spacious entrance hallway with tiled flooring, double doors to the dining room, and ample space for coats and shoe storage.

Kitchen



Breakfast kitchen to the rear of the property with a view and access to the garden via french doors.

Fitted with a wide range of matching units with complementary worktops and tiled splashbacks.

Appliances - four-burner gas hob with extractor, oven/grill, sink with drainer.

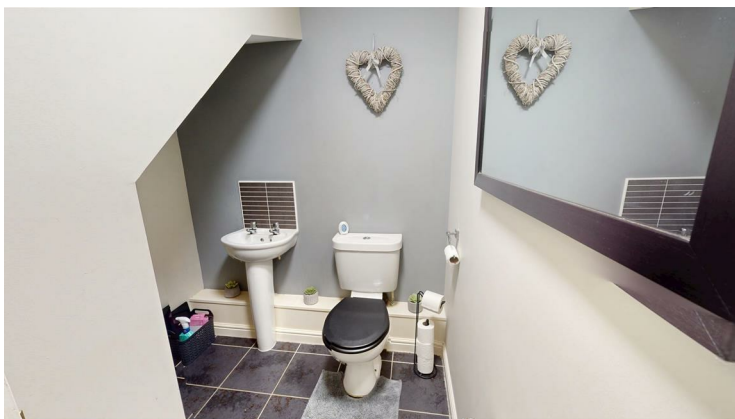
Space/plumbing for a washing machine, dryer and american-style fridge/freezer.

Dining Room

Generous dining room with laminate flooring and bay window view to the front of the property.

With double doors leading from the entrance hall, and ample space for a family dining table with chairs.

WC



Ground floor WC off the entrance hall with wash basin.

FIRST FLOOR

Lounge/Bedroom

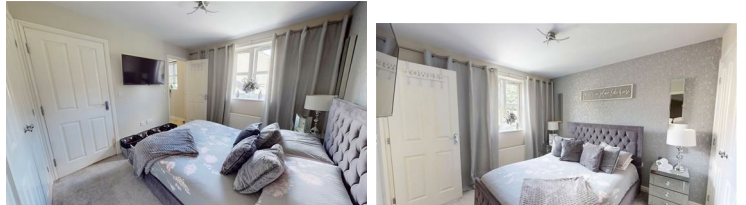


Large lounge to the first floor with bay window view to the front elevation allowing for great natural light.

With a central electric fireplace, and offering space for a large suite and office space if preferable.

Neighbouring properties have used the lounge as a fifth bedroom, a long-term option for any prospective buyer.

Primary Bedroom



Primary bedroom with en-suite shower room to the rear of the first floor with a view to the garden.

Offering space for a large bed with side tables and wardrobes.

En-Suite



Primary bedroom en-suite shower room with wall tiling and flooring.

Fitted with a matching three-piece suite - corner shower, WC, wash basin and towel rail.

SECOND FLOOR

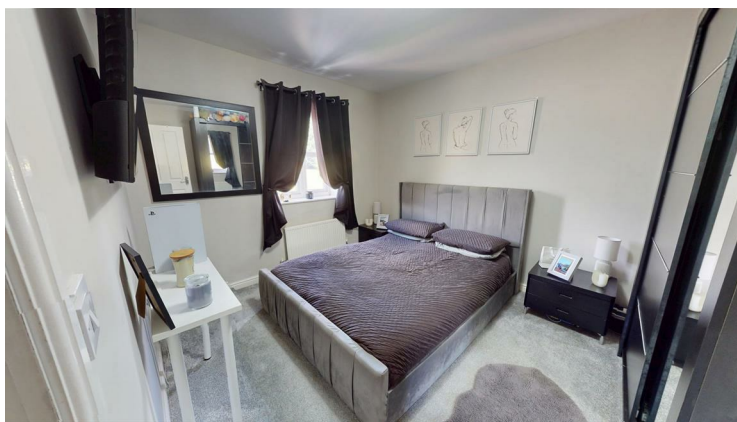
Bedroom



Second double bedroom, spacious and bright with a view to the front elevation.

Offering space for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Third double bedroom, offering with a view to the rear elevation. Offering space for a large bed with side tables, wardrobes and dressing furniture.

Bedroom

Fourth double bedroom, spacious and bright with a view to the front elevation.

Offering space for a double bed with side table and dressing table.

Bathroom



House bathroom to the second floor with frosted window to the

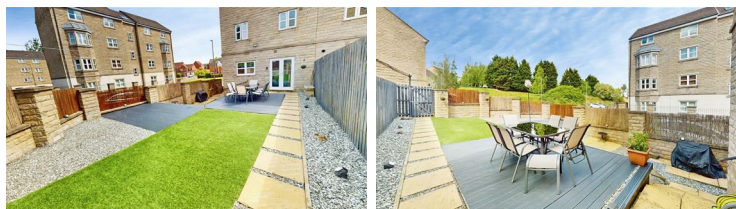
rear of the property.

Offering use for bedrooms two, three and four with a fitted three piece suite - bath with shower fitting and tiled splashbacks, WC, wash basin and towel rail.

EXTERNAL



Rear



Generous garden to the rear of the property with french doors from the kitchen and gated access from the driveway/garage. Due to having the end plot. the property has a larger garden than neighbouring properties - ideal for this family home. Maintained to a high standard by the current owners, with two decking areas offering ideal seating spaces, an astroturf lawn, pebbled surround and path leading to the property.

Drive & Garage



Double driveway to the rear of the property with gated access to the garden and through to the kitchen. Offering off-street parking for two cars, with the detached single garage providing a further space if needed.

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		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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