

19 Spenside View

Cleckheaton, BD19 4EF

£1,200 PCM

***** NEW BUILD TWO BEDROOM SEMI DETACHED - DINING KITCHEN WITH INTEGRATED APPLIANCES - FITTED BEDROOM FURNITURE - ENCLOSED REAR GARDEN - OFF STREET PARKING - AVAILABLE NOW ***** This property has PVCu double glazing, electric heating, burglar alarm and comprises: entrance hall, lounge, dining kitchen, guest wc, landing, two double bedrooms, bathroom. To the outside, there is an enclosed lawned garden to the rear and off street parking for two vehicles to the front with EV charging port. Conveniently located for access to all amenities, the property is also within a five minute drive of junction 26 of the M62. Deposit - £1380.





• NEW BUILD SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS WITH FITTED WARDROBES

ENTRANCE HALL

4'11" x 4'3"

LVT flooring. Composite door to front.

LOUNGE

12'5" x 10'2"

Stairs to first floor. Window to front. Radiator.

DINING KITCHEN

13'1" x 9'10"

With base and wall units incorporating stainless steel sink unit. Ceramic hob, electric oven and extractor hood. Integrated automatic washing machine and dishwasher. LVT flooring. Understairs storage cupboard. French doors to rear garden. Radiator.

GUEST WC

With low flush wc and pedestal wash hand basin. LVT flooring. Extractor fan.

LANDING

Access to loft.

BEDROOM ONE

13'1" x 9'10"

With fitted wardrobes. Window to rear. Radiator.

BEDROOM TWO

11'1" x 10'2"

With fitted wardrobes. Airing cupboard. Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Extractor fan. LVT flooring. Heated towel rail.

EXTERIOR

Enclosed lawned garden to the rear with outside lighting, tap and electric. Off street parking for two vehicles to the front of the property with EV charging port.

DIRECTIONS

From Chain Bar roundabout proceed up Whitehall Road towards Leeds. Turn right at the second set of traffic lights onto Hunsworth Lane. Spenside View is the first turning on the left hand side where number 19 will be found on the left. There is no To Let board in situ.





• NEUTRAL DECOR THROUGHOUT • LVT FLOORING TO GROUND FLOOR & BATHROOM • DINING KITCHEN WITH INTEGRATED APPLIANCES





• ENCLOSED REAR GARDEN • OFF STREET PARKING WITH EV CHARGING PORT • DEPOSIT - £1380 • EPC - B • AVAILABLE NOW



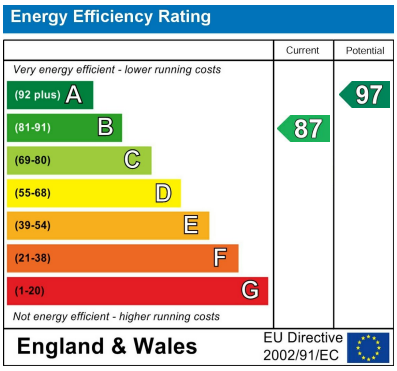


Additional Information

Local Authority - Kirklees
Council Tax - Band New Build
Viewings - By Appointment Only

Floor Area - sq ft
Tenure -





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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