



Hightown View, Hightown

£345,000

* DETACHED * THREE BEDROOMS * SPACIOUS * TWO RECEPTIONS ROOMS *

* TWO BATH/SOWER ROOMS * CLOSE TO AMENITIES & TRANSPORT LINKS *

NOT TO BE MISSED!! Situated in the much sought after location, just off 'Hightown Road' is this detached three bedroom property. Boasting spacious living accommodation, two bathrooms and good sized gardens, the property would appeal to a number of buyers.

Within easy reach of amenities, shops, first and secondary schools and motorway links.

The accommodation briefly comprises entrance hallway, lounge, kitchen, dining room, conservatory, shower room and bedroom three. To the first floor there are two double bedrooms (master bedroom having a dressing area) and a second house bathroom.

To the outside there are generous lawned, patio and well stocked gardens to the rear. A large driveway leads to a detached garage.





Entrance Hall

With radiator.

Kitchen

16'8" x 8'7" (5.08m x 2.62m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, double oven, hob, plumbing for auto washer, radiator, double glazed window.

Dining Room

13'11" x 10' (4.24m x 3.05m)

With radiator and patio doors.

Conservatory

13'1" x 8'6" (3.99m x 2.59m)

With radiator and upvc door to rear.

Lounge

18'10" x 12'1" (5.74m x 3.68m)

With electric fire in fireplace surround, radiator, double glazed bay window.

Bedroom Three

10' x 10'6" (3.05m x 3.20m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator and two double glazed windows.

First Floor

Bedroom One

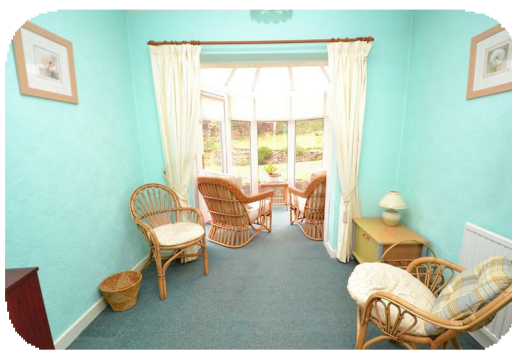
14' x 13'4" (4.27m x 4.06m)

With dressing table, radiator and double glazed window. Dressing room;

Dressing Room

8'4" x 13'2" (2.54m x 4.01m)

With fitted wardrobes and drawers.





Bedroom Two

12'7" x 10'11" (3.84m x 3.33m)

With fitted wardrobes, drawers, radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, extractor fan.

Exterior

To the outside there lawned and patio gardens with well stocked borders, driveway and single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 before turning right onto Parkside/A643, continue to follow A643, turn left onto Hightown Rd, turn right onto Hightown View and the property will shortly be seen displayed via our For Sale board.

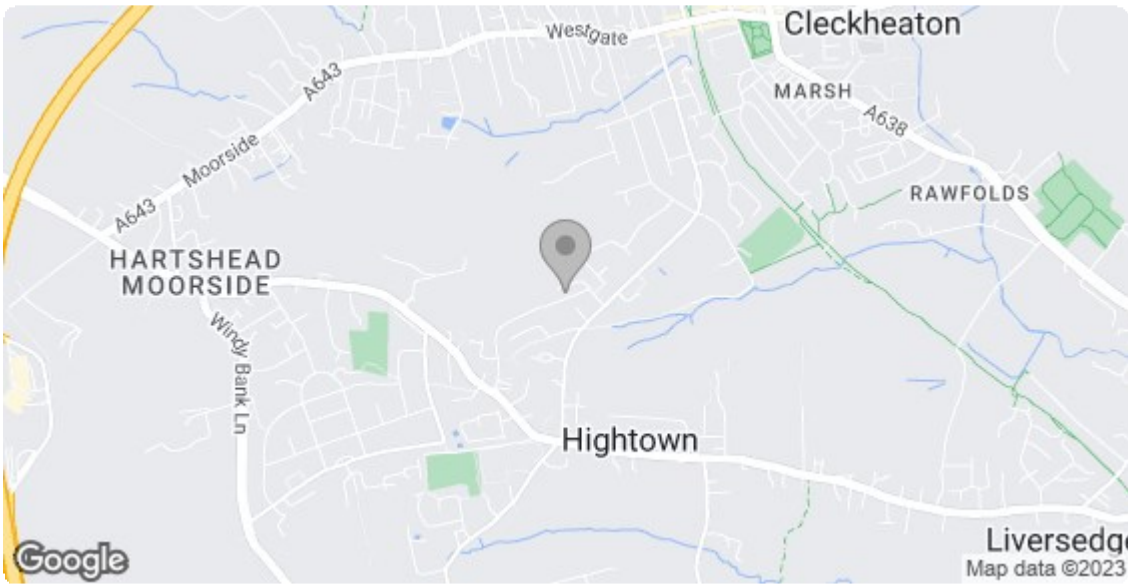
TENURE

FREEHOLD

Council Tax Band

D





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	38	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

