



Quaker Lane,

£270,000

**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
 ** READY TO MOVE INTO ** FAMILY SIZED ACCOMODATION ** GARDENS & PARKING ****

Situated in this popular and sought after location just off Hightown Road is this extended three bedroom semi detached home. The modern and well presented property offers 'ready to move into accommodation'.

Within walking distance of Cleckheaton Town Centre, Greenway, first and secondary schools and excellent motorway links. The family sized accommodation briefly comprises of an entrance porch, vestibule, lounge, kitchen and dining room. To the first floor there are three bedrooms and a house bathroom.

To the outside there are low maintenance gardens to front and rear with a driveway providing off street parking. There is also the benefit of a summerhouse to the rear.



Entrance Porch

Lounge

13'6" x 11'3" (4.11m" x 3.43m")
Electric fire with feature fireplace surround, radiator and storage.

Kitchen

21'3" x 15'1" (6.48m" x 4.60m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer, integrated dishwasher, feature radiator and upvc door leading to rear.

Dining Room

Radiator and french door leading to rear.

First Floor Landing

Bedroom One

21'9" x 9'10" (6.63m" x 3.00m")
Modern fitted wardrobes and radiator.

Bedroom Two

12'1" x 9'0" (3.68m" x 2.74m")
Radiator.

Bedroom Three

6'1" x 8'0" (1.85m" x 2.44m")
Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc and radiator.

Exterior

To the outside there is a driveway to the front together with an enclosed lawn and decked garden to rear with summerhouse.

Council Tax Band

C

Tenure

Freehold.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(8-11) A		
(81-91) B			(12-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

