Sugdens
Sales & Lettings



Hawthorn Lane, Cleckheaton,

£225,000

* CALL SUGDENS TO BE THE FIRST TO VIEW *
* END TOWN HOUSE * THREE BEDROOMS * IDEAL STARTER HOME * GARDEN * PARKING *
* POPULAR MODERN DEVELOPMENT * CLOSE TO AMENITIES * TWO BATH/SHOWER ROOMS *

A beautifully presented three bedroom end town house offering an ideal opportunity for first-time buyers and young families. Situated on this popular modern development, the property is conveniently placed for well-regarded local schools, amenities and the Greenway walking and cycle route.

Well presented throughout, the ground floor comprises a modern dining kitchen, cloakroom/wc and a comfortable lounge. To the first floor are three bedrooms - master bedroom having en-suite shower room, plus a family bathroom.

Externally, the property benefits from driveway parking and a pleasant, good-sized rear garden, making this an attractive and practical family home.







Entrance Hall
With radiator.



Cloakroom/WC
Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge
14'7" x 12'8" (4.45m x 3.86m)
With radiator and double glazed window.

Dining Kitchen
15'8" x 9'4" (4.78m x 2.84m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed French doors to rear.



First Floor

Bedroom One
14' x 8'9" (4.27m x 2.67m)
With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.



Bedroom Two
10'3" x 8'2" (3.12m x 2.49m)
With radiator and double glazed window.

Bedroom Three
7'3" x 6'9" (2.21m x 2.06m)
With radiator and double glazed window.

Bathroom
Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.



Exterior
To the outside there is parking for two vehicles to the front, together with a low maintenance garden to the rear with patio and artificial lawn.

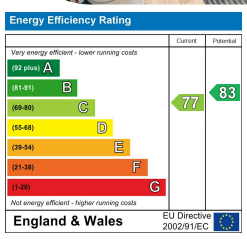
Directions
From our office in Cleckheaton town centre head towards Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, turn right onto Kenmore Rd, right onto Whitechapel Rd, right onto Hawthorn Ln.

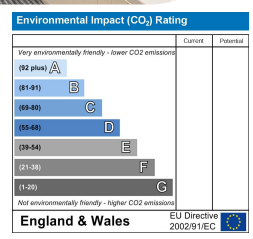
TENURE
FREEHOLD

Council Tax Band
C / Kirklees



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