



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



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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-44) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) 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		

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