



**Windermere Road, Hanging Heaton,**

**£265,000**

**\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* MODERNISED \*  
\* GARDEN \* DRIVEWAY \* GARAGE \* POPULAR AREA \***

Situated in the desirable location of Windermere Road, is this extended three bed semi-detached.

Having been modernised by the present owners to include a new kitchen, carpets, windows and modern four piece bathroom.

Ideally located in the popular area of Hanging Heaton, the property is well placed for families and commuters alike. Well presented throughout and briefly comprising hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is an enclosed garden to the rear with block paved patio and a lawned garden. A block paved driveway leads to a single detached garage.





## Entrance Hall

## Lounge

12' x 12'5" (3.66m x 3.78m)

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

## Dining Room

18'9" x 9'9" (5.72m x 2.97m)

With a living flame gas fire in fireplace surround, radiator, double glazed window, storage cupboard with plumbing for auto washer and room for a pipe vented tumble dryer .

## Kitchen

9'4" x 7'5" (2.84m x 2.26m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, gas hob, electric oven and extractor hood, integrated fridge with small freezer section, radiator and double glazed window.

## First Floor

With loft access via a pull down ladder, double glazed window.

## Bedroom One

13' x 10' (3.96m x 3.05m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Two

10'3" x 10'6" (3.12m x 3.20m)

With radiator and double glazed window.

## Bedroom Three

7'2" x 7'1" (2.18m x 2.16m)

With built in wardrobe, radiator and double glazed window.

## Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

## Exterior

To the outside there is block paved driveway and a large lawned garden.

## Directions

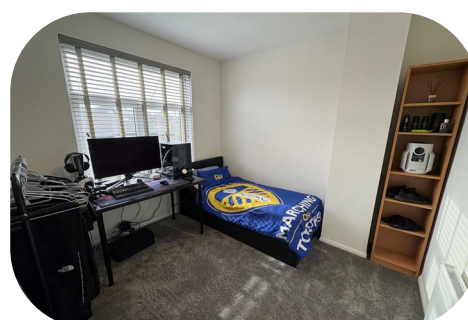
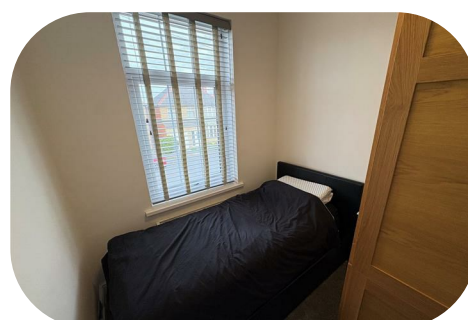
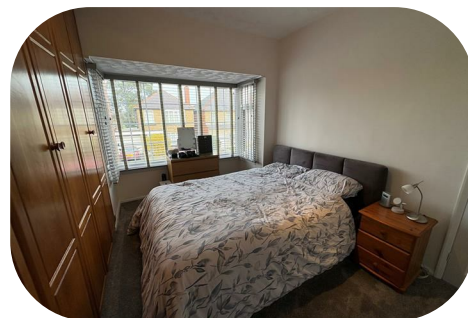
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, continue to follow A643 for 1.3 miles, continue straight onto Church Ln, turn right onto Muffit Ln, continue to follow B6122 for 0.8 miles, continue on Carlinghow Ln to Bradford Rd/A652, turn left onto Carlinghow Ln, continue onto Cross Bank Rd, left onto Centenary Way, turn right onto Bradford Rd, turn left onto Station Rd, continue onto Rouse Mill Ln, turn left to stay on Rouse Mill Ln, at the roundabout take the 2nd exit onto Mill Ln, continue onto High St, turn right onto Kirkgate, turn right onto Bennett Ln, turn right onto Grasmere Rd, turn right onto Windermere Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

Kirklees / C



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

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