



Westgate, Cleckheaton

£245,000

- * EXTENDED SEMI DETACHED * THREE BEDROOMS * OPEN PLAN LIVING/DINING KITCHEN *
- * LARGE WRAPAROUND CONSERVATORY * LANDSCAPED GARDEN * MODERN BATHROOM *
- * PARKING & GARAGE *

Situated close to Cleckheaton town centre and offering 'ready to move into accommodation, is this very well presented three bedroom extended semi detached house.

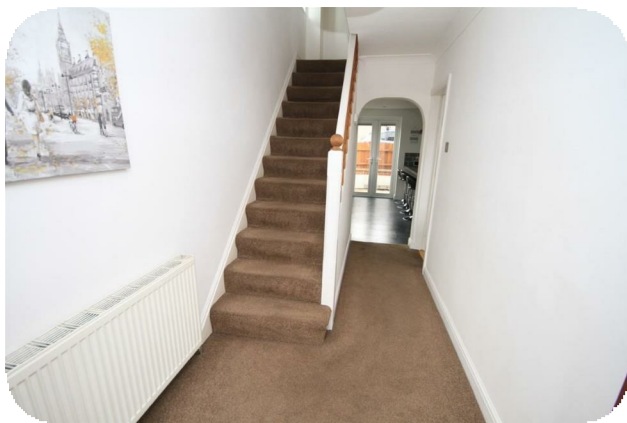
Benefits from gas central heating, upvc double glazing and alarm system.

The kitchen and bathroom have been recently fitted and two of the bedrooms have built in wardrobes.

To the outside there is a 'manicured' landscaped garden, parking and garage.

Viewing is highly recommended to fully appreciate the accommodation on offer!!





Reception Hall

With radiator.

Lounge

14' x 10'7" (4.27m x 3.23m)

With oak flooring and radiator.

Dining/Living Kitchen

16'10" x 11'7" (5.13m x 3.53m)

Modern fitted living/dining kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, plumbing for auto washer, breakfast bar, part tiled walls and radiator.

Conservatory

15'6" x 17'6" (4.72m x 5.33m)

L-Shaped. With radiator and upvc French doors to side and front garden.

Bathroom

Four piece modern white suite comprising bath, shower cubicle, low suite wc, vanity sink unit, tiled walls and towel radiator.

Bedroom One

11'10" x 10'1" (3.61m x 3.07m)

With fitted wardrobes and drawers, radiator.

Bedroom Two

12' x 9'10" (3.66m x 3.00m)

With fitted wardrobes and radiator.

Bedroom Three

8'3" narrowing to 4'8" x 6'8" (2.51m narrowing to 1.42m x 2.03m)

With radiator and store cupboard.

Exterior

To the outside there is a shared driveway to a detached garage, together with a landscaped garden.

Directions

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





TENURE

FREEHOLD

Council Tax Band

B



Westgate, BD19

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft

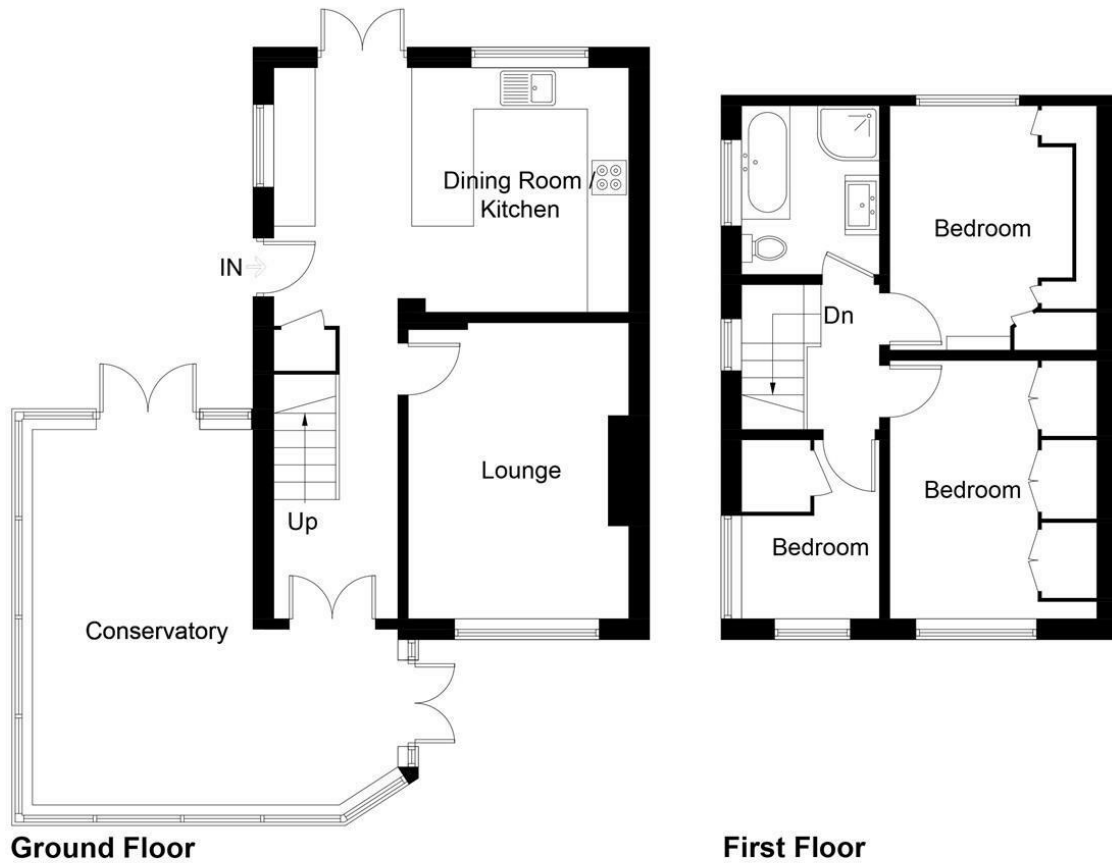
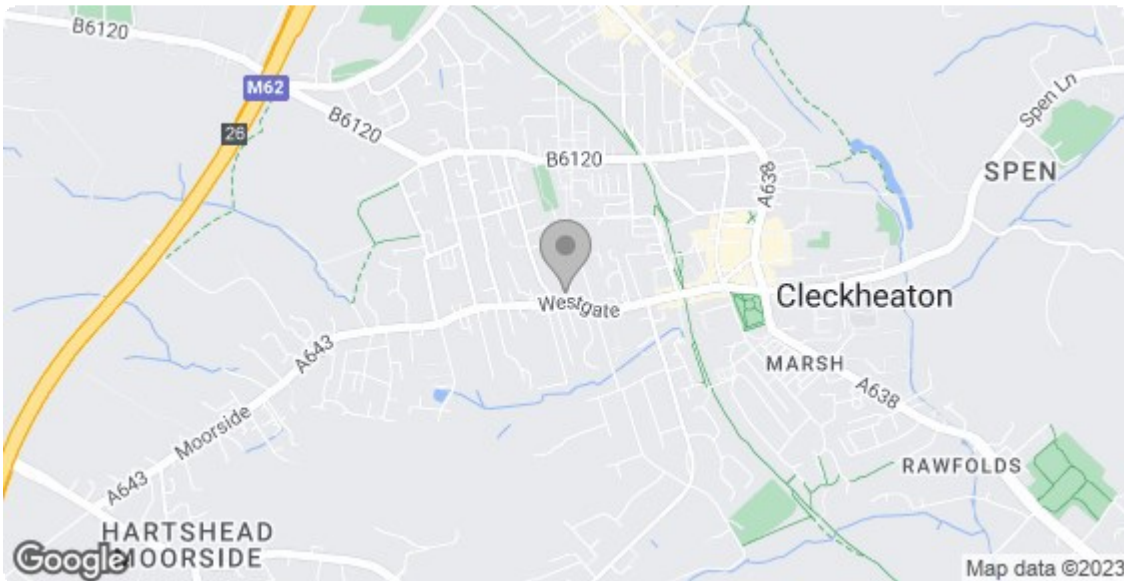


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007543)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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.

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