



9 Ashbourne Drive, Cleckheaton, BD19 5JQ
£250,000

bramleys





Situated on an impressive corner plot is this extended semi-detached house. Located in an ever popular area, the property boasts large garden areas along with space for a caravan/motorhome plus double driveway parking and a detached double garage with electric remote doors. Offering a wealth of potential for any buyer, the 3 bedroomed accommodation also benefits from a sun lounge extension and is available with no onward chain. Benefitting from local amenities, well regarded schooling and major road links nearby, an early viewing of this property is strongly recommended.



GROUND FLOOR

Enter the property via an exterior door into:-

Entrance Hall

Where there is a central heating radiator, understairs storage and a staircase to the first floor accommodation.

Lounge with Dining Area

24'4" x 11'6" narrowing to 9'3" (7.42m x 3.51m narrowing to 2.82m)

This spacious living space has a lounge area with a window, a central heating radiator and a fireplace with hearth and inset gas fire. The open plan dining space also has a central heating radiator and sliding frosted doors leading into the sun lounge.

Sun Lounge

14'2" x 7'3" (4.32m x 2.21m)

The Sun Lounge overlooks the patio area, this sun lounge extension has a central heating radiator and a door out onto the gardens.

Kitchen

9'9" x 8'7" (2.97m x 2.62m)

Comprising a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit. A window overlooks the garden and a door leads into the hallway.

FIRST FLOOR

Landing

Access to a boarded loft area with lighting and pull down ladder.

Bedroom 1

12'8" x 10'1" (3.86m x 3.07m)

Having a range of fitted wardrobes to one wall, a window and a central heating radiator.

Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

Another double bedroom with a window and a central heating radiator.

Bedroom 3

9'6" x 6'5" (2.90m x 1.96m)

Incorporating the bulkhead and having a central heating radiator and 2 windows.

Bathroom

Furnished with a 3 piece white suite comprising panelled bath with shower over, a WC and a wash basin set within a vanity unit. Airing cupboard housing the boiler. There is tiling to the walls along with a central heating radiator and a window.



OUTSIDE

Situated on an impressive corner plot, the property has ample scope to be extended subject to necessary consents. Boasting large lawned gardens to the front and side with outer walling, pathway and planted areas. There is paved space for a caravan/motorhome or van plus double driveway parking to the front of a good sized detached double garage with electric remote doors. A raised paved patio/seating area also provides a pleasant entertaining space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the Mirfield office on Knowl Road which will become Water Royd Lane. Continue straight ahead at the crossroads onto Old Bank Road and at the junction turn left onto Sunny Bank Road. At the traffic lights, go straight ahead onto Child Lane. Take the first exit at the roundabout and then the second exit at the following roundabout onto Church Road. At the crossroads, turn right onto Clough Lane and follow this road for a short distance and then take a left turn at the junction onto Halifax Road. At the traffic lights, turn right onto Hightown Road and stay on this road for about 1 mile before taking a left turn onto Ashbourne Drive where the property can be found clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	