



5 Vicarage Court, Cleckheaton, BD19 3AY  
£295,000

bramleys

Bramleys are delighted to welcome to the market this attractively presented 3 bedroom extended semi-detached property. Situated on a select development of 6 houses, off a private road. The accommodation layout briefly comprises:- entrance vestibule, lounge, dining kitchen, dining room, utility room/WC, first floor landing, 3 bedrooms and bathroom.

Externally there is parking to the front of the property, together with gardens to front, side and rear. Features include uPVC double glazing and gas fired central heating and this property would make a superb purchase for the young and growing family looking for a property which can be occupied with the minimum of expense.

Situated within close proximity to Cleckheaton town centre and all the amenities afforded there, including shops and cafes. Whilst the public transport network makes commuting to nearby towns and cities accessible, as well as the M62 motorway network which is only a short drive away.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Vestibule

Having a staircase rising to the first floor, a uPVC double glazed window to the side elevation and a door which accesses the lounge.

### Lounge

14'7" x 10'6" (4.45m x 3.20m)

This beautifully presented reception room is situated to the front of the property, having a uPVC double glazed window and a central heating radiator. A door leads into the kitchen.

### Kitchen

17'0" x 14'7" max (5.18m x 4.45m max)

A stunning dining kitchen which has been extended to the rear, it has recently been fitted with a Howdens kitchen which comprises a range of wall and base units, working surface, upstands, inset sink unit with mixer tap, integrated 4 ring induction hob with an electric oven beneath and extractor fan above, wine cooler, dishwasher, fridge and freezer. There are also ceiling spotlights, Velux style windows and a breakfast bar which provides additional seating. A further

seating area could be utilised as a dining area, with uPVC double glazed French doors and a timber and glazed door which leads out to the rear. A further door provides access to the dining room.

### Dining Room

13'5" x 8'5" (4.09m x 2.57m)

Having been converted from the garage, this well presented additional reception room is fitted with a uPVC double glazed window to the front elevation, a central heating radiator and door accessing the utility/WC.

### Utility/WC

8'5" x 3'1" (2.57m x 0.94m)

Being plumbing for a washing machine. This room is fitted with a low flush WC, corner wash hand basin and housing the central heating boiler.

## FIRST FLOOR:

### Landing

With a loft access point.



### Bedroom 1

11'11" max x 11'5" (3.63m max x 3.48m)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator and walk-in wardrobe.

### Bedroom 2

12'5" x 8'5" (3.78m x 2.57m)

A second bedroom of double proportions, having a uPVC double glazed window to the front of the property, central heating radiator and a built-in wardrobe.

### Bedroom 3

10'8" x 8'2" (3.25m x 2.49m)

Currently used as a dressing room, but could provide a double bedroom if required. Fitted with a Velux style window and a central heating radiator.

### Bathroom

Being recently fitted and furnished with a 3 piece suite comprising of a bath with shower above, low flush WC and vanity wash hand basin. There is also a central heating radiator and Velux style window.

### OUTSIDE:

To the front of the property there is a lawned garden and block paved drive which provides off road parking, a gate gives access to the side of the property where there is a paved seating area and continues around to the rear, where there is a Pergola seating area, low maintenance pebbled areas, mature planted borders and is an ideal place for entertaining during the warmer months.

### 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.

### TENURE:

Freehold

### COUNCIL TAX 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.

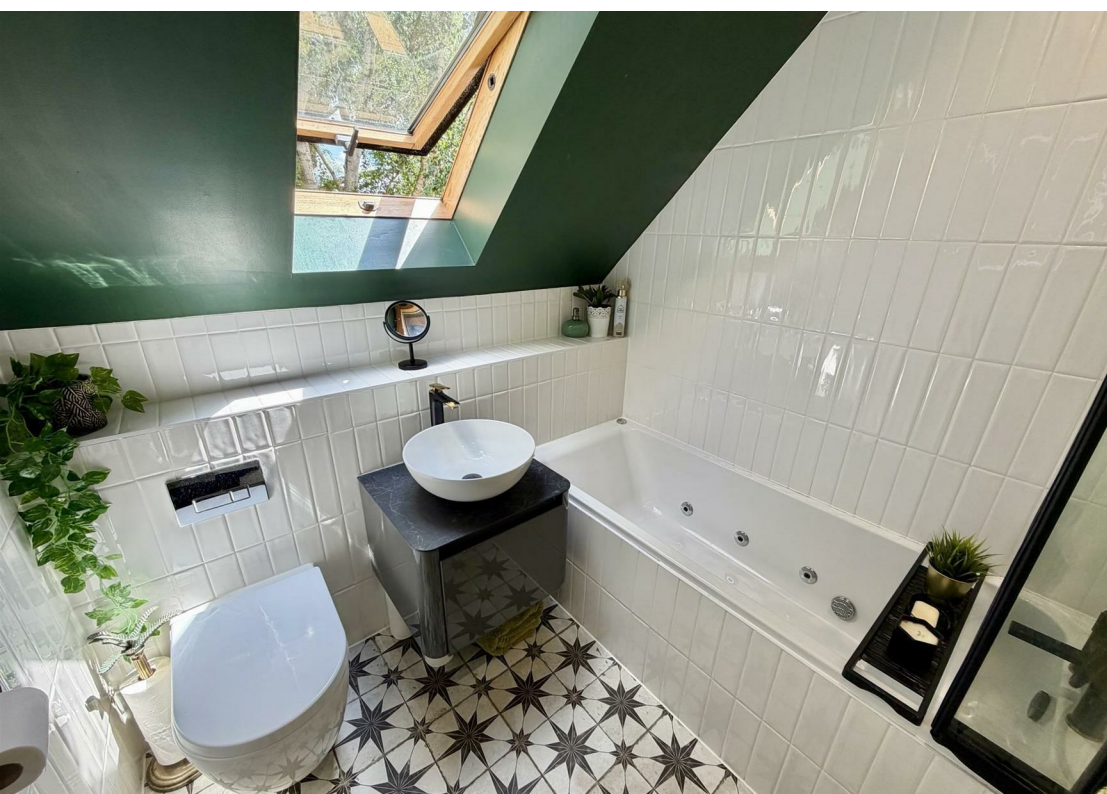
### ONLINE CONVEYANCING SERVICES:

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.

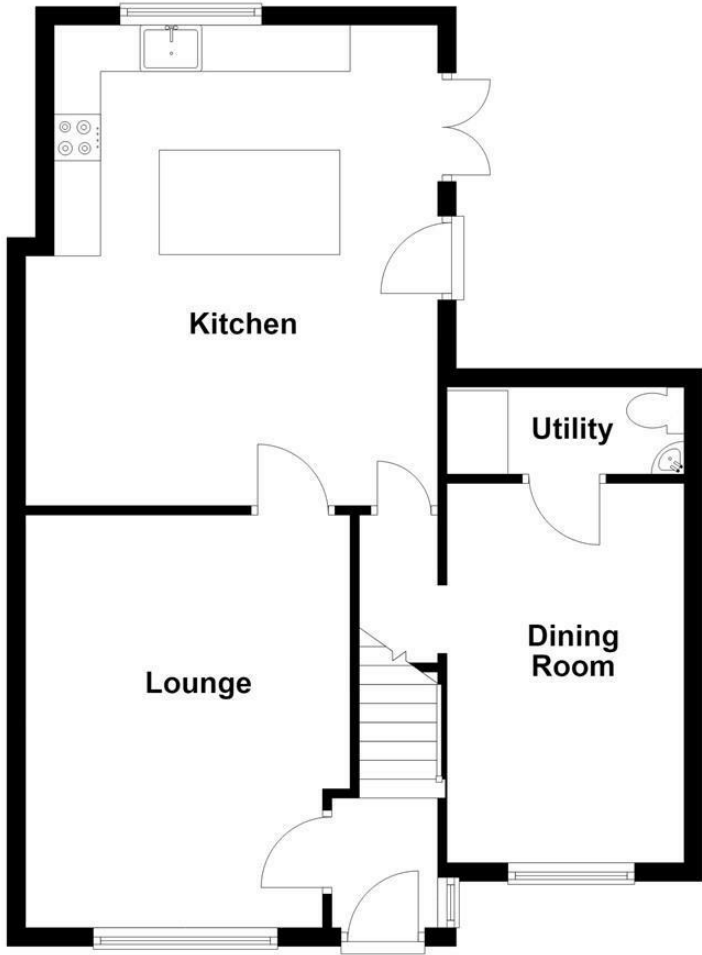
### VIEWINGS:

Please call our office to book a viewing on 01924 495334.

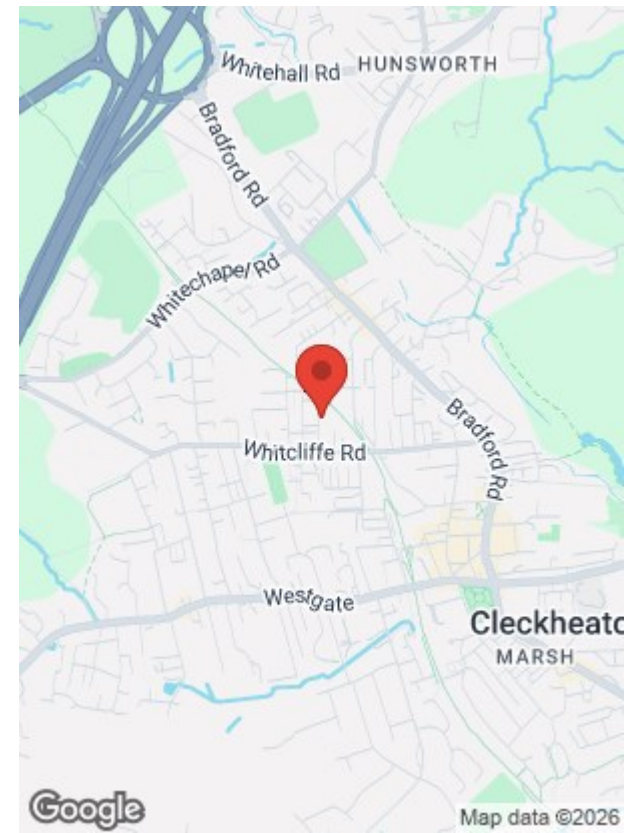




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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:

- 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.
- 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

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