



5 Ashbourne Way

Cleckheaton, BD19 5JA

O.I.R.O £207,500



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A three bedroom semi detached property, ideal for a family looking for a new home. Benefiting from having a brand new kitchen, the home is ideal for any growing family. Briefly comprising: entrance hallway, living room, dining room, kitchen, landing, two double bedrooms, a single bedroom and a bathroom.

One of the highlights of this property is the good-sized garden, perfect for relaxing outdoors or hosting gatherings with friends and family. Situated conveniently close to the M62 motorway network and Cleckheaton bus station, commuting will be a breeze. The parking space for multiple vehicles ensures that you and your guests will never have to worry about finding a spot!

Located near the town centre and all local amenities, you'll have easy access to shops, restaurants, and other conveniences. Don't miss out on the opportunity to make this lovely house your new home in Cleckheaton.

Entrance Porch

The entrance porch leads into the hallway which provides access to the ground floor living accommodation.

Living Room

The good sized living room has a gas fire with surround and mantle and a window to the front elevation.

Dining Room

The dining room is open to the kitchen and has French doors opening out onto the rear garden.

Kitchen

A brand new kitchen with matching wall and base units, a tiled splashback and comprises: an inset sink and drainer, oven and gas hob, an extractor fan, space and plumbing for a washing machine . With a window overlooking the back garden. The kitchen is open to the dining room.

Landing

Providing access to the first floor living accommodation and benefiting from a useful storage cupboard.

Bedroom One

A double bedroom with built in wardrobes and a window to the front elevation.

Bedroom Two

A second double bedroom with a window to the rear elevation.

Bedroom Three

A single bedroom with a window to the front elevation.

Bathroom

The tiled bathroom comprises: 'P' shaped bath with shower over and shower screen, pedestal sink, WC, a chrome heated towel rail and an obscured window to the rear elevation.

External

Externally the property benefits from a large driveway providing parking for multiple cars and a garage. There is an enclosed rear garden with a decked area and a lawn.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode BD19 5JA

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



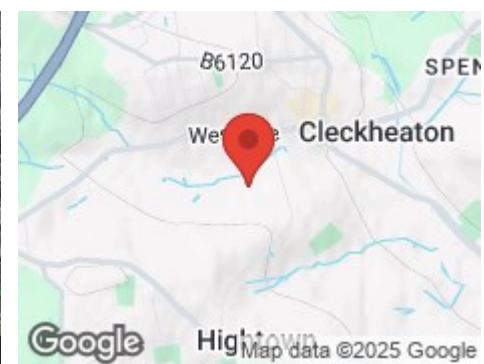
Road Map



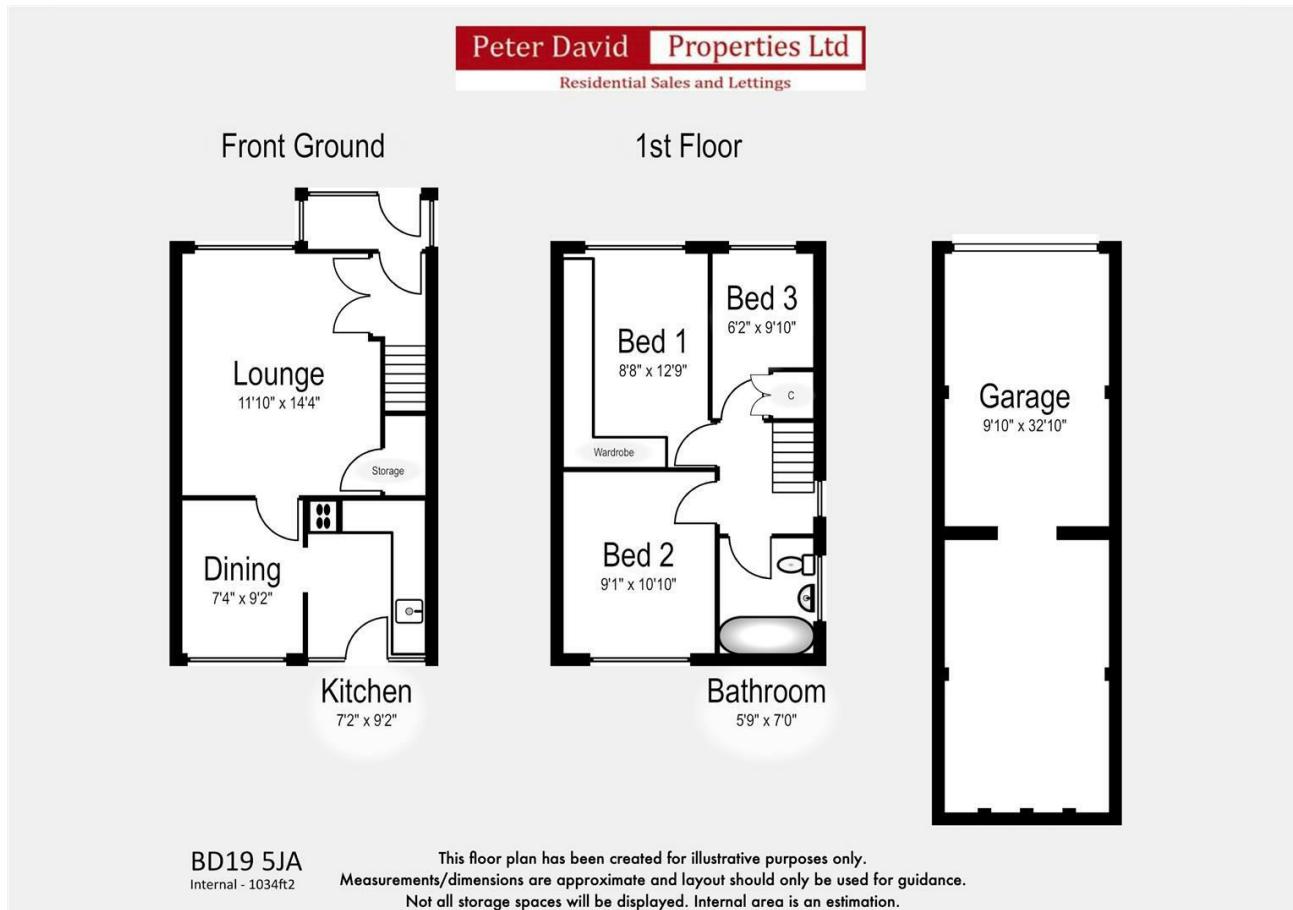
Hybrid Map



Terrain Map



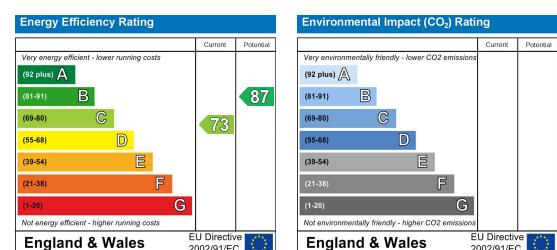
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.