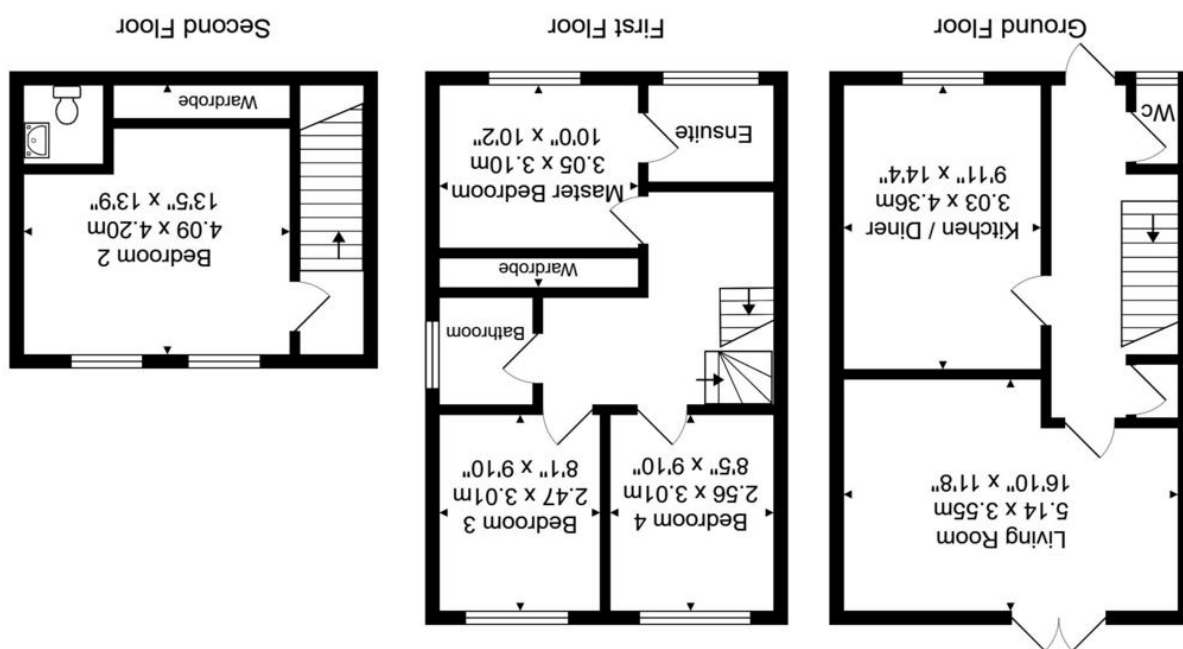


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

86 | B
95 | A

Total Area: 104.5 m² ... 1125 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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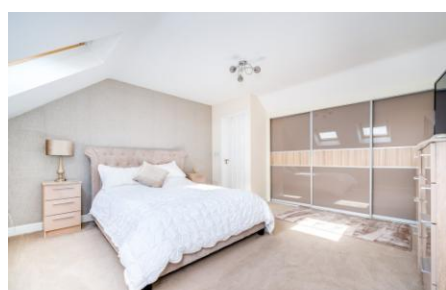
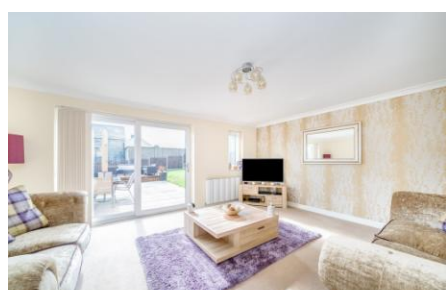
BARKERS

Select Collection



25 Whitcliffe Road
Cleckheaton, BD19 3NU
Asking Price Of £275,000

- MODERN SEMI-DETACHED PROPERTY
- KITCHEN DINER
- LOUNGE
- MASTER BEDROOM
- EN-SUITE TO MASTER BEDROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- LARGE DRIVEWAY
- LARGE REAR GARDEN



Full Description

DESCRIPTION

Only by internal inspection can one truly appreciate this spacious four bedroomed town house with accommodation over three floors and modern décor, fabulous large garden that surrounds the property with two areas ideal for outside entertaining a timber decking area and a paved sun patio, to the front of the property is a large driveway for up to five cars plus a single garage with power and lighting. The property benefits from uPVC double glazing, gas fired central heating, access to local amenities, the M62 motorway network and local schools. The accommodation comprises: entrance hall, cloak WC, open plan kitchen/dining area, lounge, to the first floor is the master bedroom with en-suite shower room, fitted wardrobes, two further bedrooms plus family bathroom, the second floor houses a spacious guest bedroom with fitted wardrobes and en-suite toilet.

ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with doors leading off into kitchen/dining room, living room and stairs to the first floor.

CLOAKROOM

With tiled floor, hand wash basin, low level W/C, central heating radiator.

KITCHEN/DINER

14' 4" x 9' 11" (4.37m x 3.02m)

Fitted with a range of modern high gloss base and wall units, complementary work surfaces, inset one and a half bowl sink unit with mixer tap, four ring induction hob with extractor over, built in oven, dishwasher, integrated fridge/freezer, microwave, feature unit lighting, space for dining table, central heating radiator.

LOUNGE

16' 10" x 11' 8" (5.13m x 3.56m)

With patio doors leading out onto the rear garden, central heating radiators.

FIRST FLOOR LANDING

With stairs leading to the first floor with doors leading off to the master bedroom and two further bedrooms, family bathroom, built in cupboard.

MASTER BEDROOM

10' 2" x 10' 0" (3.1m x 3.05m)

Double bedroom with fitted wardrobes with full length sliding doors, central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with modern white three piece suite comprising low flush WC, inset hand wash basin, corner shower cubicle, heated towel rail, tiled floor.

BEDROOM THREE

9' 10" x 8' 1" (3m x 2.46m)

Double bedroom with central heating radiator.

BEDROOM FOUR

9' 10" x 8' 5" (3m x 2.57m)

Double bedroom with central heating radiator.

FAMILY BATHROOM

Fitted with modern three piece white suite comprising low flush W/C, hand wash basin, panelled bath with shower over, part tiled walls, heated towel rail.



SECOND FLOOR LANDING

Doors leading off to bedroom two, built in storage cupboard.

BEDROOM TWO

13' 9" x 13' 5" (4.19m x 4.09m)

Double bedroom with two velux windows, fitted double wardrobes with sliding doors, central heating radiator, access to the en-suite toilet.

EN-SUITE W/C

Fitted with low level W/C, hand wash basin.

EXTERIOR

To the front of the property is a block paved driveway with parking for five cars leading to a detached single garage with power and light. To the rear of the property is a fabulous large lawn garden that extends from the rear and down the side of the property with two areas for outside entertaining a timber decked area and a paved sun patio.

DIRECTIONS

From our Heckhewton office proceed up Cheapside and at the top turn right onto Northgate then turn left on Whitcliffe Road where the property can be located.

