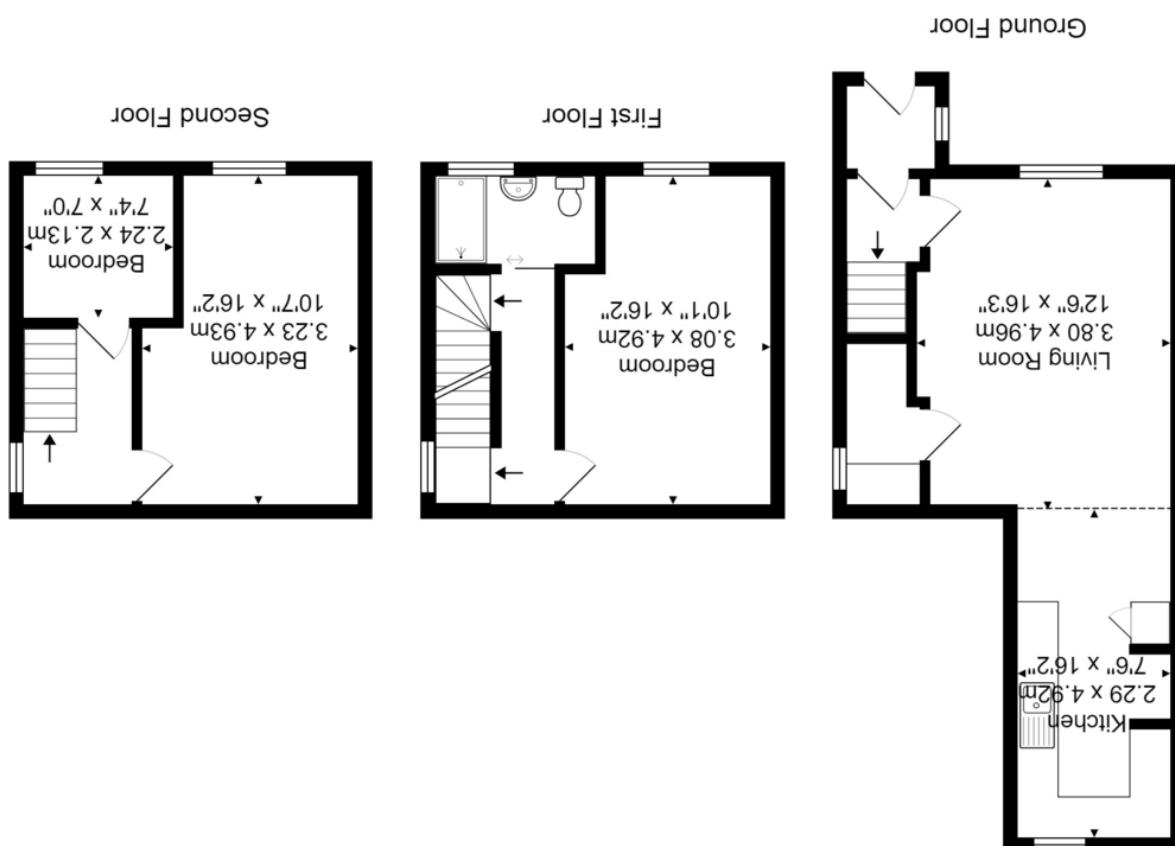


All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

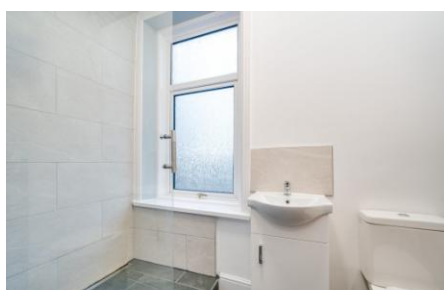


**BARKERS**  
OPENING DOORS FOR YOU



**313 Bradford Road**  
Cleckheaton, BD19 3UQ  
Asking Price Of £180,000

- END TERRACED PROPERTY
- RECENTLY RENOVATED
- MODERN DECOR
- LOUNGE
- GAS CENTRAL HEATING
- KITCHEN
- LARGE GARDEN TO THE SIDE
- THREE BEDROOMS
- SHOWER ROOM



# Full Description

## DESCRIPTION

Only by internal inspection can one appreciate this recently refurbished to a high standard three bedroomed end terraced property with gas fired central heating, uPVC double glazing. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance porch, lounge, kitchen, three bedrooms, shower room, large garden to the side of the property with decked patio ideal for outside entertaining.

## ENTRANCE HALL

Part glazed door leading into entrance porch, tiled flooring, part glazed door leading into the entrance hall with door leading into the lounge, stairs leading to the first floor, central heating radiator.

## LOUNGE

12' 6" x 16' 3" (3.81m x 4.95m)

Newly carpeted with a feature ceiling beam, steps with glass balustrade to mezzanine kitchen, central heating radiator. Door leading into the utility room with base units, complementary work surfaces.

## KITCHEN

7' 6" x 16' 2" (2.29m x 4.93m)

Fitted with wall and base units, complementary wood effect work surfaces, stainless steel sink, part tiled walls, stone flooring, built in wine rack, tiled chimney breast with power supply, plumbing for automatic washing machine, modern vertical radiator, ceiling spotlights.

## LANDING

Stairs leading to first floor landing with doors leading off into bedroom one and shower room, ceiling spotlights.

## BEDROOM ONE

10' 1" x 16' 2" (3.07m x 4.93m)

Spacious double bedroom with ceiling rose, central heating radiator.

## SHOWER ROOM

Fitted with modern white three piece suite comprising low flush W/C, inset hand wash basin with vanity unit, enclosed shower with rainwater head, heated towel rail, part tiled walls, tiled flooring, feature coving.

## SECOND FLOOR LANDING

Stairs leading to second floor landing with doors leading to two further bedrooms, loft access point.

## BEDROOM TWO

10' 7" x 16' 2" (3.23m x 4.93m)

Spacious double bedroom, central heating radiator.

## BEDROOM THREE

7' 4" x 7' 0" (2.24m x 2.13m)

Single bedroom, central heating radiator.



## EXTERIOR

To the front of the property is a rockery to the side of the property is a large garden with decked patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw Office turn right onto Whitehall Road (A58) at Chain Bar roundabout take the first exit onto Bradford Road/638 turn right then left where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band A

