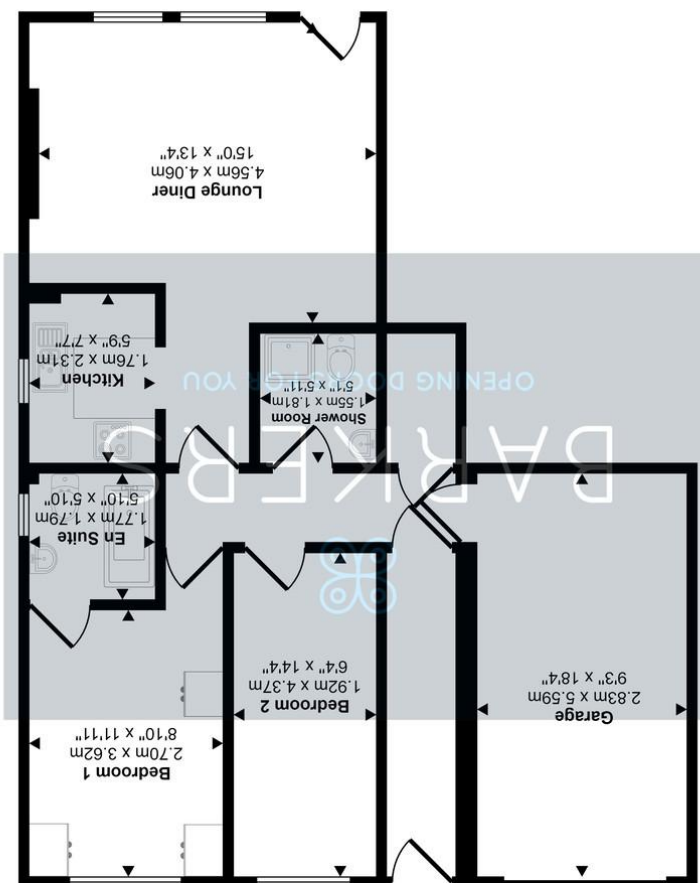


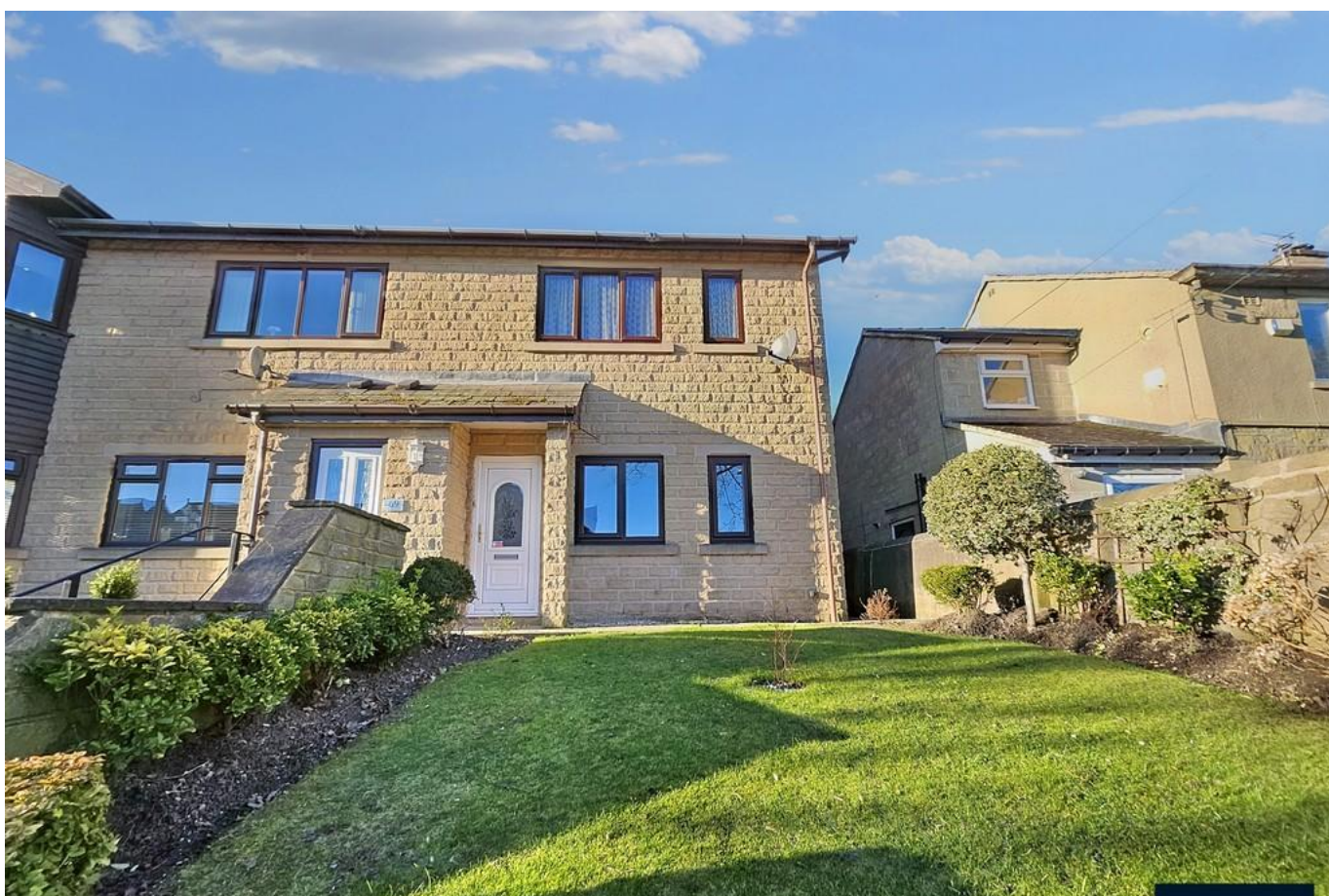
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Approx Gross Internal Area
80 sq m / 866 sq ft



71 Westcliffe Road
Cleckheaton, BD19 3EP
Asking Price Of £165,000

- GROUND FLOOR APARTMENT
- KITCHEN
- LOUNGE/DINER
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- SHOWER ROOM
- COMMUNAL GARDENS
- INTEGRAL GARAGE



Full Description

DESCRIPTION

We are pleased to offer for sale this two bedroomed ground floor apartment with NO ONWARD CHAIN. Ideally situated within easy reach of local schools, shops, amenities, M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas fired central heating. The accommodation comprises: lounge/diner, kitchen, master bedroom with en-suite, further double bedroom and a separate shower room. Externally there are beautifully maintained communal gardens and a single integral garage.

LOUNGE/DINER

15' 0" x 13' 4" (4.57m x 4.06m)

An external composite part glazed door leads into the lounge which has a feature fireplace with a wood surround, marble hearth and an electric fire. An archway leads into the kitchen.

KITCHEN

5' 9" x 7' 7" (1.75m x 2.31m)

Fitted with a range of wall and base units with complementary work surfaces, splashback tiling and a 1 1/2 bowl stainless steel sink with a mixer tap. Electric oven with a gas hob and extractor over, integrated fridge, plumbing for automatic washing machine and vinyl flooring.

BEDROOM ONE

8' 10" x 11' 11" (2.69m x 3.63m)

Double bedroom with fitted wardrobes, dressing table and drawers.

EN-SUITE BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m)

Fitted with low flush WC, pedestal hand wash basin, panelled bath, fully tiled, vinyl flooring, ceiling spotlights.

BEDROOM TWO

6' 4" x 14' 4" (1.93m x 4.37m)

Double room.

SHOWER ROOM

5' 1" x 5' 11" (1.55m x 1.8m)

Fitted with three piece suite comprising corner shower cubicle, low flush WC and a wash basin inset into a vanity unit. Tiled walls and flooring and inset ceiling spotlights.

INNER HALLWAY

With two useful storage cupboards.

EXTERIOR

Externally there is access to beautifully maintained communal gardens. Single integral garage with an electrically operated door.



DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane, continue onto Whitechapel Road then left onto Kenmore Road then right onto Whitcliffe Road then left onto Westcliffe Road where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

TENURE: Leasehold - 999 years from 1994

Service Charge: £25 per month

Building Insurance £111 per year

No ground rent

Council Tax Band: B

