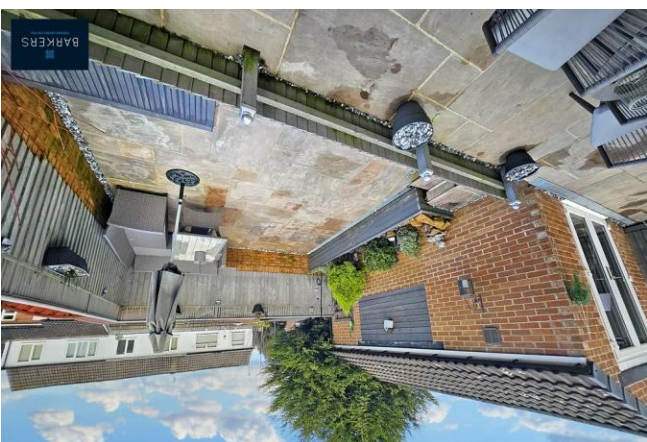


Score	Energy rating	Current	Potential
92+	A	86 B	
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

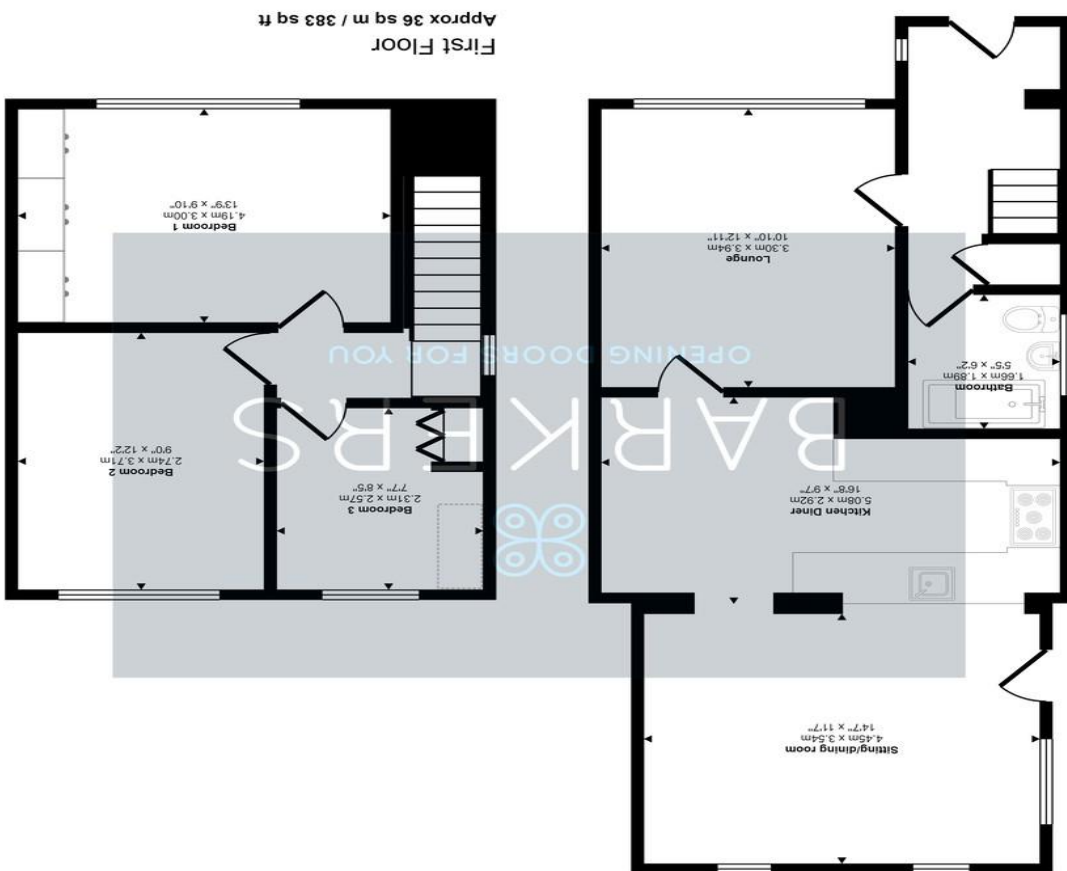


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Denotes head height below 1.5m

Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 36 sq m / 383 sq ft



Approx Gross Internal Area
90 sq m / 968 sq ft

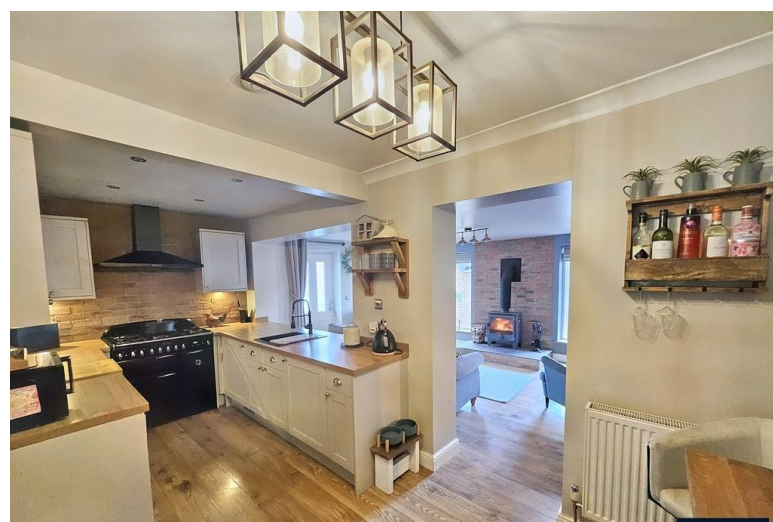


9 Kenmore View

Cleckheaton, BD19 3EH

£260,000

- EXTENDED END TOWNHOUSE
- BEAUTIFULLY APPOINTED THROUGHOUT
- CUL DE SAC POSITION
- ENTRANCE HALL
- LOUNGE, KITCHEN
- DINING /SITTING ROOM
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- PRIVATE PARKING, GARDEN
- GARAGE/STORAGE



Full Description

Occupying a quiet cul de sac position is this beautifully presented and sympathetically extended end townhouse which offers deceptively spacious accommodation and must be viewed to be appreciated. Ideally situated within easy reach of local schools, shops, amenities and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central and has been finished to an exceptional standard by the present owners with quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hall, lounge, kitchen, sitting/dining room, ground floor bathroom and three bedrooms. Externally there is private parking for three cars to the front, an Indian stone paved patio to the side, garage/storage and a low maintenance garden to the rear.

ENTRANCE HALL

A part glazed external door leads into the entrance hall which has wood effect flooring, a feature vertical radiator and doors leading to the lounge and bathroom. A staircase leads to the first floor landing.

BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Fitted with a three piece modern white suite which comprises of a W.C., wash basin inset into a vanity unit and a bath with shower over and a glass shower screen. Tiled walls and flooring, inset spotlights to the ceiling and a chrome heated towel radiator.

LOUNGE

12' 11" x 10' 10" (3.94m x 3.3m)

Featuring an exposed brick feature wall, fireplace with a living flame gas fire, bay window, wood effect flooring and wall lights. A door leads into the breakfast kitchen.

BREAKFAST KITCHEN

16' 8" x 9' 7" (5.08m x 2.92m)

Fitted with a range of wall and base units with complementary wood effect work surfaces and an inset sink with a rinsing tap. Space and plumbing for an American style fridge/freezer, space for a Range style cooker with a double chimney style extractor over and a range of integrated appliances including a dishwasher, washing machine and tumble dryer. Feature under unit lighting, wood effect flooring and an archway leads to the sitting/dining room.

SITTING/DINING ROOM

14' 7" x 11' 7" (4.44m x 3.53m)

This light and airy room enjoys windows to two elevations providing an abundance of natural light and features a multi-fuel burning stove mounted on a slate hearth, wood effect flooring and wall lights.

FIRST FLOOR LANDING

Doors lead to three bedrooms.



BEDROOM ONE

13' 9" x 9' 10" (4.19m x 3m)

Double room with fitted wardrobes to one wall providing plentiful storage.

BEDROOM TWO

12' 2" x 9' 0" (3.71m x 2.74m)

Double room.

BEDROOM THREE

8' 5" x 7' 7" (2.57m x 2.31m)

Single room featuring a built-in bed and a built in storage cupboard and shelving.

EXTERIOR

Externally there is a driveway to the front which provides private parking for three cars. A pedestrian gate leads down the side of the property which is paved with Indian stone and has an outside tap and electrical point. There is a garage which is currently used for storage and has French doors to the front. At the rear there is Indian stone paved garden with a raised border with slate chips and a selection of mature plants and shrubs. There is also a further outdoor electrical point to the front of the property.

ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold

