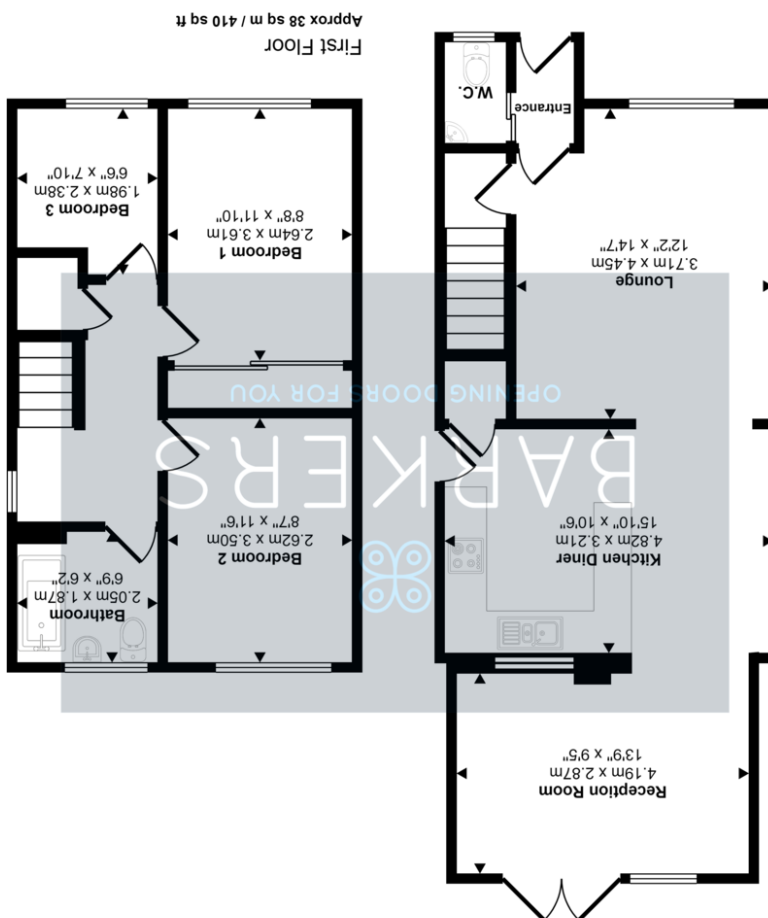
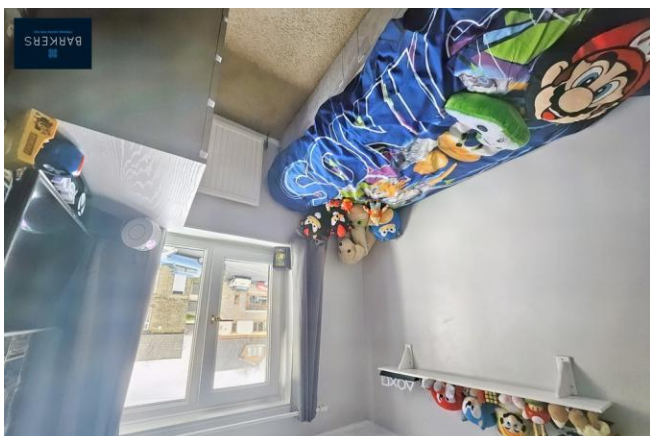
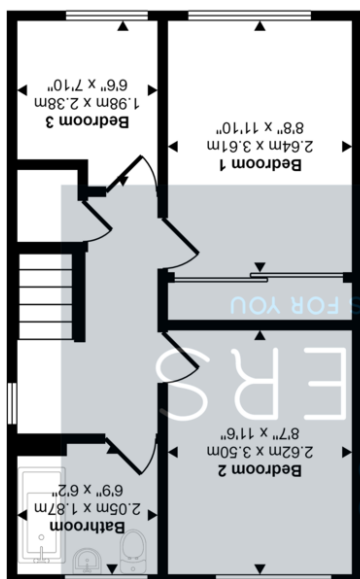


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are approximate and may not look like the real items.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

Ground Floor  
Approx 52 sq m / 559 sq ft



First Floor  
Approx 38 sq m / 410 sq ft



BARKERS  
OPENING DOORS FOR YOU



31 Westcliffe Road  
Cleckheaton , Kirklees , BD19 3NW

Asking Price Of £239,950

- SEMI DETACHED PROPERTY
- LOUNGE
- DINING KITCHEN
- SITTING ROOM
- THREE BEDROOMS
- HOUSE BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY
- GARDENS



# Full Description

## DESCRIPTION

Barkers are pleased to bring to the market this immaculately presented extended semi-detached property situated in this popular location ideally placed for local amenities, schools, and within minutes to the motorway network. Benefits from gas central heating and double glazing. The property briefly comprises entrance hallway, downstairs WC, lounge, dining kitchen, sitting room, three bedrooms and family bathroom. There is off street parking to the front and a good sized rear garden.

## ENTRANCE HALL

Part glazed door leading into the entrance hall with door to cloaks/WC, door to lounge and stairs to the first floor.

## LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m)

Featuring a fireplace with a living flame gas fire, laminate flooring, feature bay window, archway leading into dining kitchen.

## DINING KITCHEN

15' 10" x 10' 6" (4.83m x 3.2m)

Fitted with wall and base units, complementary work surfaces, stainless steel sink with mixer tap and tiled splashbacks. Electric double oven with gas hob with chimney style extractor over. Plumbing for automatic washing machine, space for fridge freezer, space for slim line dishwasher, wine rack and storage pantry. Laminate flooring, door leading to side elevation, archway leading into sitting room.

## SITTING ROOM

13' 9" x 9' 5" (4.19m x 2.87m)

French doors leading out into the rear garden.

## LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and bathroom. Access to boarded loft.

## BATHROOM

Fitted with a three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over. Chrome towel rail, laminate flooring, ceiling spotlights and tiled walls.

## BEDROOM ONE

11' 10" x 8' 8" (3.61m x 2.64m)

Double bedroom. Fitted wardrobes with sliding doors.

## BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m)

Double bedroom.

## BEDROOM THREE

7' 10" x 6' 6" (2.39m x 1.98m)

Single room.



## EXTERIOR

The property has a driveway providing off road parking to the front. To the rear there is a good sized lawned garden with a patio area ideal for sitting and relaxing, garden shed.

## DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road/A58 and straight ahead at Birkenshaw round about. Continue to the next set of lights and turn left onto Hunsworth Lane. Go straight ahead onto Whitechapel Road then left onto Kenmore Road. Turn right onto Whitcliffe Road then left onto Westcliffe Road where the property will be found on the left.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: C

