

MARSH & MARSH PROPERTIES

22 Mount Gardens, Cleckheaton, BD19 3QH

£199,950



A well-presented, three bedroomed, semi-detached true bungalow, situated on a peaceful residential street in a well-connected location. This property is offered with the added advantage of being with NO CHAIN. To the side of the property is a private driveway that offers ample space for three cars, with an additional parking space offered by the single garage to the rear elevation. To the front elevation is a well presented patio and flowerbed garden that greatly enhances the kerb appeal of the property. To the rear elevation is a multi-tier patio and flowerbed garden that overlooks the bowling green creating a charming and unique outlook.

Internally the property offers a surprising amount of space that creates a fantastic potential for someone to put their own stamp onto the property. With its spacious living room, neatly laid out kitchen, three bedrooms (two with ample space for a double bed) and house bathroom. Just step inside and you will immediately notice the fantastic nature of the house.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Its well-connected location makes the property just a stone's throw from Cleckheaton centre as well as offering easy access to the M62 via junction 26 just a short 3 minute drive away. The property is close to local schools within the local area.

With so much potential on offer including its charming gardens, ample parking and internal space, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the side of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming and open hallway as you step inside the property. The hallway benefits from a fitted cupboard, ideal for the storage of coats and shoes. With a carpeted floor, cornice to ceiling, single radiator, frosted uPVC double glazed window to the side elevation and central light fittings.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers ample space for

a three piece suite along with additional furniture. The uPVC double glazed bay window to the front elevation bathed the room in natural light. A gas fireplace offers an ideal central feature for the whole room, with a marble hearth and with a wooden mantelpiece. With a carpeted floor, cornice to ceiling, single radiator and a television access point.



KITCHEN



A neatly laid out kitchen that benefits from a "U" shaped set of laminated work surfaces, all with over or under counter cupboards and drawers. The kitchen is light and bright owing to its dual aspect uPVC double glazed windows to the front and side elevations, in addition to a central strip

light. With a fitted hob, fitted oven, extractor hood, plumbing for a washing machine, space for a fridge, space for a freezer, vinyl floor, tiled splashbacks and an inset resin sink with mixer tap.

BEDROOM 1



A generous master bedroom that offers space for a double bed along with additional bedroom furniture. With a uPVC double glazed window overlooking the rear gardens and benefiting from the charming rear views, cornice to ceiling, central light fitting, carpeted floor and single radiator.

BEDROOM 2



Another generous bedroom that again offers space for a double bed along with additional

bedroom furniture. With a uPVC double glazed window to the rear elevation, carpeted floor, single radiator, cornice to ceiling and central light fitting.



BEDROOM 3



A perfect guest bedroom, dressing room or work from home office space. With a uPVC double glazed window to the side elevation, carpeted floor, single radiator, cornice to ceiling and central light fitting.

BATHROOM



With a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, central light fitting, frosted uPVC

double glazed window to the side elevation, single radiator and an extractor fan.

GARDENS



To the front elevation is a charming, low-maintenance patio and flowerbed garden that enhances the kerb appeal and privacy of the property, all enclosed by stone wall and bordering the driveway.



To the rear of the property are the multi-tier patio and flowerbed gardens. The perfect place to sit back and enjoy a glass of wine whilst overlooking the bowling green to the rear elevation, ideal summer entertainment.



PARKING



A private driveway offers parking for up to three cars.

To the rear of the driveway is a single garage, offering an additional secure parking space or additional storage space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///stow.verbs.gender](#)

Google Plus Code: P7HJ+G45 Cleckheaton

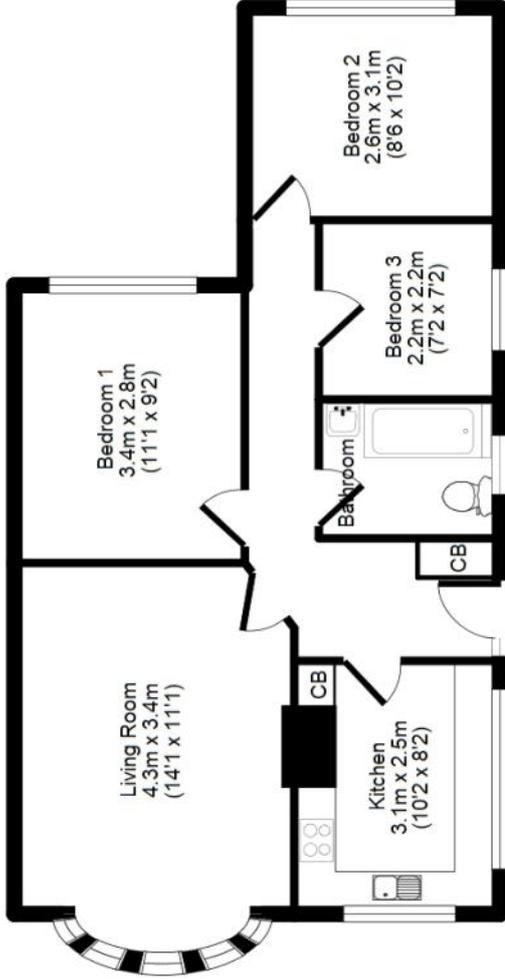
For sat nav users the postcode is: BD19 3QH

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 57 sq. m / 614 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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