

local
properties

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**Anstones 11 Wesley Street
Cleckheaton, BD19 3PU**

£270,000

Freehold

***** INDIVIDUAL DETACHED FAMILY HOME - THREE DOUBLE BEDROOMS - NEW BOILER FITTED 2025 - INTEGRAL GARAGE & WORKSHOP - GARDENS TO THREE SIDES & AMPLE OFF STREET PARKING ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, spacious lounge with dining area, fitted breakfast kitchen, guest wc, landing, three first floor double bedrooms. To the lower ground floor there is a utility room with access to the integral garage and workshop. To the outside, there are well established gardens to three sides and driveway providing off street parking. Located within a quarter of a mile of Cleckheaton centre, the property is ideally placed for access to all amenities as well as the M62. This spacious family home offers versatile living accommodation with scope for further development and viewing is advised.



- INDIVIDUAL DETACHED FAMILY HOME • THREE DOUBLE BEDROOMS • NEW GCH BOILER FITTED 2025 & PVCu DG

ENTRANCE HALL

Stairs to first floor. Door giving access to lower ground floor utility room, workshop and garage. Door to rear. Radiator.

LOUNGE WITH DINING AREA

20'8" x 15'5"

Stone fireplace surround with open fire. Coving to ceiling. Wall light points. Two windows to front. window to rear and window to side. Two radiators.

BREAKFAST KITCHEN

13'5" x 11'5"

With base and wall units incorporating stainless steel sink unit. Electric oven and extractor over. Tiled splashbacks. Fitted breakfast bar. Window to side. Radiator.

GUEST WC

Part tiled with low flush wc and wash hand basin. Storage cupboard. Window to rear. Radiator.

SIDE VESTIBULE

Door to side.

LANDING

Airing cupboard. Window to rear.

BEDROOM ONE

15'5" x 9'10"

With fitted wardrobes and drawers to one wall. Windows to the front and rear. Radiator.

BEDROOM TWO

11'9" x 10'2"

With fitted wardrobes and desk. Window to front. Radiator.

BEDROOM THREE

10'9" x 9'10"

With fitted wardrobes and desks. Windows to front and side. Radiator.

BATHROOM

With three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Storage cupboard. Heated towel rail. Window to side.

UTILITY ROOM

To the lower ground floor and accessed from the entrance hall, with plumbing for automatic washing machine. Door to:

INTEGRAL GARAGE

Wider than average single garage with up and over door.

Door to:



- LOUNGE WITH DINING AREA • FITTED BREAKFAST KITCHEN • UTILITY ROOM & GUEST WC • INTEGRAL GARAGE & WORKSHOP

WORKSHOP

With door and window to side. Access to under house storage area.

EXTERIOR

Balcony to the front of the property. Well established gardens to three sides with decking and patio areas and mature plants and shrubs. Driveway to the side leading to integral garage and providing off street parking for several vehicles.

DIRECTIONS

From Cleckheaton town centre proceed along Bradford Road. Wesley Street is a turning on the left hand side and Anstones is the first detached house on the left. There is no For Sale board in situ.



- GARDENS TO THREE SIDES • OFF STREET PARKING FOR SEVERAL VEHICLES • EPC - tbc






Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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