



Kenmore View, Cleckheaton, BD19

£150,000

None

Tenure: Freehold, **Bedrooms:** 3

This three bedroom end terrace property offers good-sized accommodation on a quiet residential location in the popular area of Cleckheaton. The property, which is well presented throughout, internally comprises: an entrance hallway with a staircase to the first floor accommodation, modern fitte

Key features:

- Ample off road parking
- Cul-de-sac location
- Enclosed south-facing rear garden
- New front and back doors

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£137.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



This three bedroom end terrace property offers good-sized accommodation on a quiet residential location in the popular area of Cleckheaton. The property, which is well presented throughout, internally comprises: an entrance hallway with a staircase to the first floor accommodation, modern fitted bathroom, living room, dining room, kitchen and three bedrooms. To the front of the property there is a lawn and a large driveway providing ample off-road parking and which leads to the detached garage. To the rear of the property there is a pleasant paved and lawn garden with planted beds. Furthermore, the property is just minutes away from the M62 network which is perfect for those commuting to nearby cities, is close to good primary and secondary schools and is within walking distance to the local amenities situated on the high street.

Entrance Hallway

Accessed via a newly fitted composite entrance door, the entrance has stairs off rising to the first floor, radiator and has doors giving access to under stairs storage, house bathroom and lounge.

Lounge

A larger than average lounge has UPVC double glazed bay windows to the front aspect, electric feature fireplace with matching insert and hearth.

Dining Room

The Dining Room is connected via an archway from the Lounge. There is a French Window which leads onto the Rear Garden, a door leading to the Kitchen and a radiator.

Modern Kitchen

A good sized kitchen with a range of modern wall and base units having laminated worktops and an inset sink

ingood sized kitchen with a range of modern fitted units having laminated worktops and an electric unit. It has an integrated fridge, electric double oven with a gas hob with extractor fan, laminate flooring and a radiator. A newly fitted composite entrance door leads to the Rear Garden.

Modern Bathroom

The bathroom includes a large bath with over bath shower, a wash hand basin and close coupled toilet set to a modern fitted vanity unit which provides useful storage. Fully tiled, it has recessed spotlights, heated towel rail and also features underfloor heating.

First Floor Landing

Having a UPVC double glazed window to the side aspect and electrical points, it also includes folding stairs through the hatch to the full boarded, carpeted attic which extends the full length of the house and provides a useful and spacious storage area.

Bedroom 1

A generous king-sized room having built in wardrobes, a UPVC double glazed window to the front aspect, with numerous electrical points and a radiator.

Bedroom 2

Another generous double room having a UPVC double glazed window overlooking the rear garden and a radiator.

Bedroom 3

A single room having a UPVC double glazed window to the rear aspect, numerous electrical points suitable for an office, a radiator and storage cupboard that holds the house combi-boiler and already-installed HIVE heating system.

OUTSIDE:

Detached Garage & Driveway Parking

The larger than average detached garage with a shed attached to the back has a traditional garage door to the front, power and light facilities and a personal door to the side. To the front of the garage is a long driveway down the size of the house, providing ample off-road car parking for three cars..

Front Garden

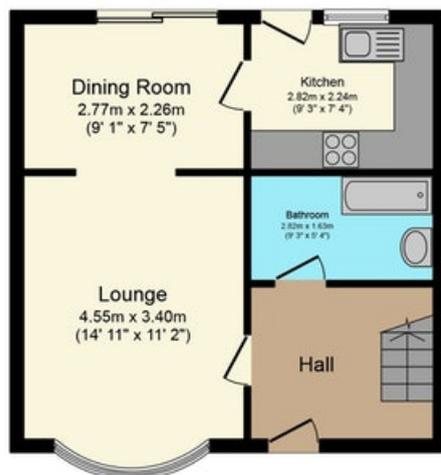
To the front of the property is an attractive lawn garden with a border and a handy bin storage area.

Rear Garden

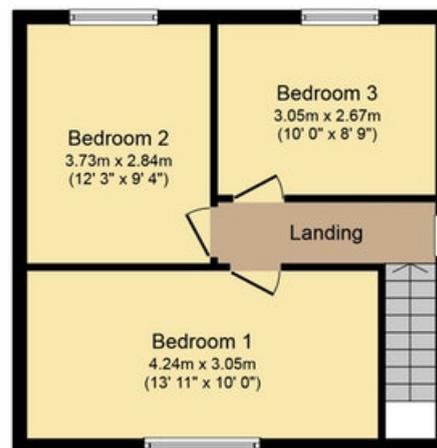
To the rear of the property is a good-sized south facing and attractive garden. Fully enclosed, the garden can be accessed from the driveway via a gate or from the Kitchen door or Dining Room French Windows. The garden is a combination of paved patio and a raised lawn area.

Contact Housesimple today to arrange your viewing.

Floor plan:



Ground Floor



First Floor

Total floor area 83.0 sq. m. (893 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

10, Kenmore View, CLECKHEATON, BD19 3EH

Dwelling type: End-terrace bungalow	Reference number: 2888-7082-7209-3825-8920
Date of assessment: 28 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 February 2015	Total floor area: 71 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,384
Over 3 years you could save	£ 984

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 141 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 984 over 3 years</p> </div>
Heating	£ 2,772 over 3 years	£ 2,112 over 3 years	
Hot Water	£ 360 over 3 years	£ 147 over 3 years	
Totals	£ 3,384	£ 2,400	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center; border: 1px solid black; width: 40px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> Current Potential </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> 51 77 </div> </td> <td colspan="3"></td> </tr> </table> <p style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				<div style="display: flex; justify-content: space-between; align-items: center;"> Current Potential </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> 51 77 </div>				<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 129
2 Low energy lighting for all fixed outlets	£60	£ 90
3 Heating controls (room thermostat)	£350 - £450	£ 144

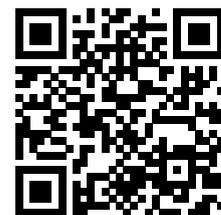
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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