BARKERS

OPENING DOORS FOR YOU



35 Clarence Street

Cleckheaton, BD19 5HJ

£240,000

- SEMI DETCHAED
- DRIVEWAY & GARAGE
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- CONSERVATORY
- GARDEN
- FAMILY BATHROOM
- CLOSE TO AMENITIES, SCHOOL & TRANSPORT LINKS
- IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR FAMILIES









Full Description

This three bedroom semi detached property, you are welcomed into an entrance hall providing access to the spacious lounge, featuring a fireplace. The generously sized kitchen/diner offers ample cupboard space, a four-ring gas hob, oven, integrated fridge/freezer and space for a dishwasher, along with room for a dining table. The conservatory provides additional living space, with doors opening directly onto the rear garden.
The property also benefits from a family bathroom comprising a three-piece suite with a shower over the bath, alongside three bedrooms, with the third offering flexibility to be utilised as a home office or study.
Externally, the property benefits from a driveway providing off-road parking, a garage and a paved pathway leading to the front entrance. To the rear is a lovely enclosed garden featuring a combination of lawned and paved areas, along with a useful storage shed.

EXTERIOR
The property benefits from a driveway providing off-road parking, with a garage situated to the right-hand side. A paved pathway leads to the front entrance, complemented by a decorative stone area to the right.

ENTRANCE
7' 6" x 3' 10" (2.29m x 1.17m)
Entrance Hall providing access to the lounge and staircase leading to the first floor.

LOUNGE
16' 8" x 12' 1" (5.08m x 3.68m)
A spacious lounge featuring carpeted flooring, a fireplace creating a cosy focal point, and a useful understairs storage cupboard.

KITCHEN
15' 3" x 8' 7" (4.65m x 2.62m)
A spacious kitchen/diner featuring a four-ring gas hob, oven, integrated fridge/freezer and space for a dishwasher. The kitchen also benefits from ample cupboard storage and plenty of room for a dining table, making it an ideal space for everyday dining and entertaining.

CONSERVATORY
10' 4" x 9' 7" (3.15m x 2.92m)
A bright and inviting conservatory featuring tiled flooring and doors providing direct access to the rear garden, offering a lovely additional living space.

LANDING
9' 4" x 6' 0" (2.84m x 1.83m)
Leads to three bedrooms and family bathroom.

FAMILY BATHROOM
6' 6" x 6' 0" (1.98m x 1.83m)
Family bathroom featuring a three-piece suite comprising a bath with overhead shower, wash hand basin and WC. Complete with tiled walls and laminate flooring.

BEDROOM ONE
14' 1" x 8' 11" (4.29m x 2.72m)
Spacious double room.







BEDROOM TWO
11' 4" x 8' 10" (3.45m x 2.69m)
Spacious double room.

BEDROOM THREE
7' 4" x 6' 0" (2.24m x 1.83m)
A versatile room, offering flexibility to be used as a third bedroom or additional workspace.

REAR GARDEN
A lovely enclosed rear garden featuring a combination of paved patio and lawned areas, ideal for outdoor seating and entertaining. The garden is fenced for privacy and benefits from a useful storage shed.

ADDITIONAL INFORMATION
Council tax band - B
Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



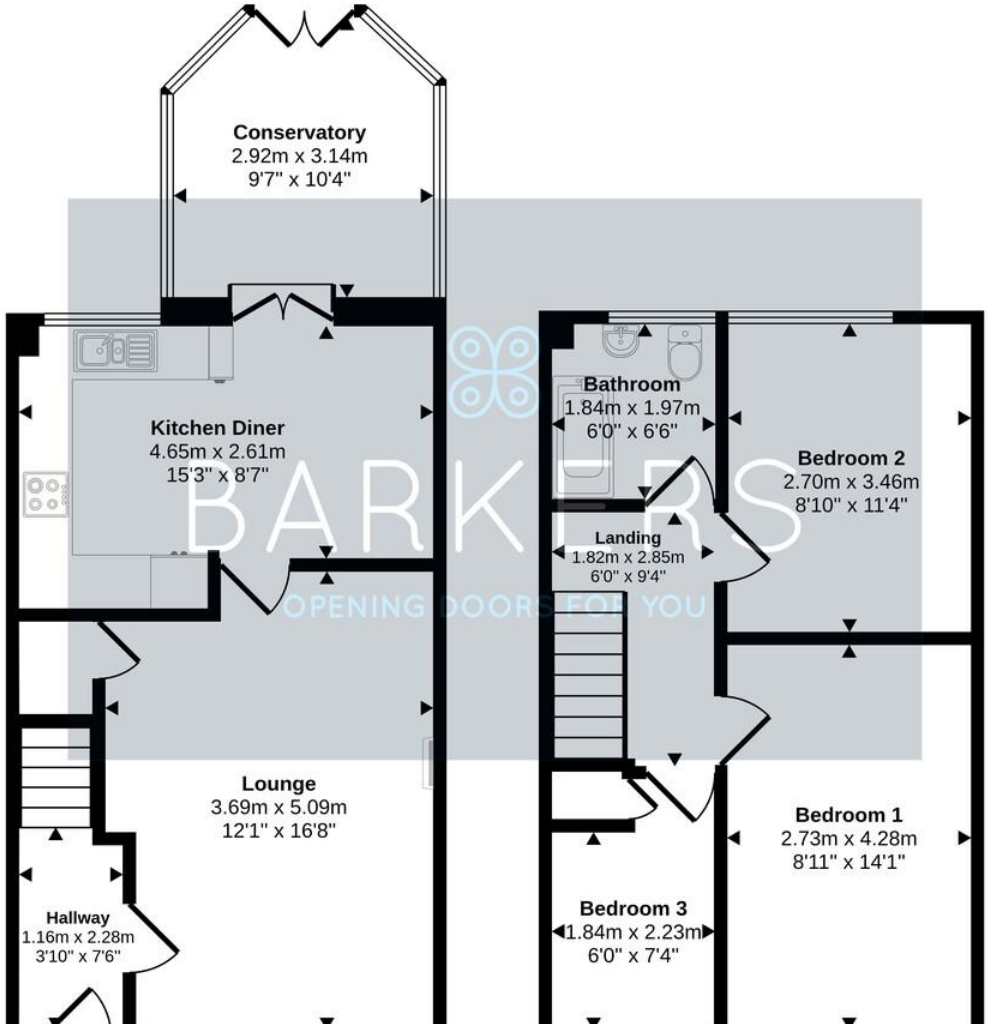


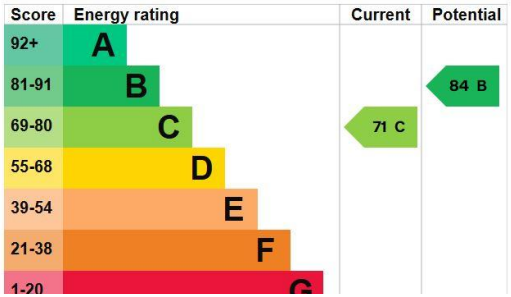






Approx Gross Internal Area
83 sq m / 897 sq ft





4 Old Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
enquiries@barkersestateagents.co.uk
0113 2879344

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements