Sugdens
Sales & Lettings



Roberttown Lane, Roberttown

Reduced £424,950

* DETACHED * THREE GOOD SIZED BEDROOMS * THREE RECEPTION ROOMS *
* THREE BATH/SHOWER ROOMS * POPULAR LOCATION * GARDEN * GARAGE *

This is a great opportunity to purchase this a very good sized three bedroom/three bathroom detached property that sits enviably in the popular village of Roberttown.

The deceptively spacious accommodation would make an ideal purchase for a young/growing family and benefits from three reception rooms, gas central heating, double glazing, garage and a garden to rear.

Briefly comprises entrance hallway, cellar, sitting room, dining room, kitchen, lounge, utility room and wet room. To the first floor there are three bedrooms - one of which has an en-suite wet room, together with a house bathroom.

To the outside there is an enclosed garden to the rear with a single garage to the side.











Entrance Hall
With radiator.

Cellar

Sitting Room
15'11" x 9'5" (4.85m x 2.87m)
With a wood burning stove set in chimney breast, radiator and double glazed window.

Dining Room
14'3" x 14'2" (4.34m x 4.32m)
With radiator and double glazed window.

Kitchen
14'7" x 8'3" (4.45m x 2.51m)
With fitted wall and base units incorporating stainless steel sink unit, fridge/freezer, plumbing for dishwasher, oven, hob, extractor fan, double glazed window.

Lounge
16'2" x 9'1" (4.93m x 2.77m)
With radiator and patio door.

Utility
With plumbing for auto washer, double glazed window.

Wet Room
With shower area, low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor
With double glazed window.

Bedroom Two
12'7" x 11'6" (3.84m x 3.51m)
With radiator, double glazed window, walk-in closet.

Bedroom One
15'10" x 12' (4.83m x 3.66m)
With built in wardrobe, radiator and double glazed window.

Bedroom Three
16'3" x 9' (4.95m x 2.74m)
With radiator and double glazed window. En-Suite Wet Room;











En Suite Wet Room
With shower area, pedestal wash basin, low suite wc, radiator, double glazed window.

Bathroom
Three piece suite comprising corner bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is an enclosed well stocked garden to the rear with patio and ornamental pond, together with a garage and parking.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Parkside, continue to follow A643, left onto Hightown Rd, left onto Halifax Rd, right onto Clough Ln, left onto Church Rd, at the roundabout turn right onto Roberttown Ln.

TENURE
FREEHOLD

Council Tax Band
D / Kirklees







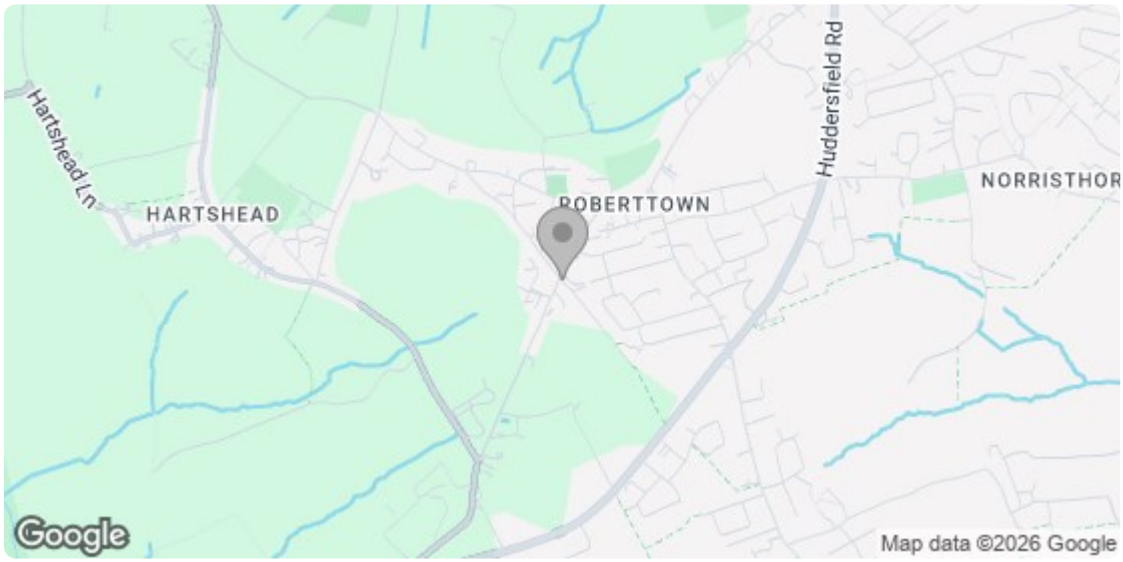


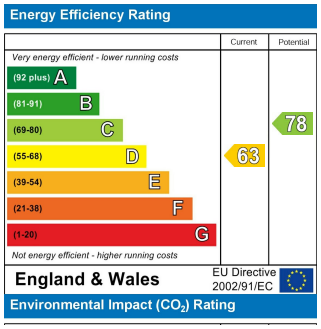
Roberttown Lane, WF15

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328205)





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