

RENOVATED & MUCH IMPROVED TERRACED HOUSE FOR SALE

Vickers
carnley



79 St Peg Lane, Cleckheaton, BD19 3SG



- Presented to a high standard
- Modern breakfast kitchen
- Enclosed garden and parking to the rear
- Walking distance to the town centre
- Gas central heating system
- UPVC double glazing

DESCRIPTION

Are you looking for a house that really stands out from the crowd?

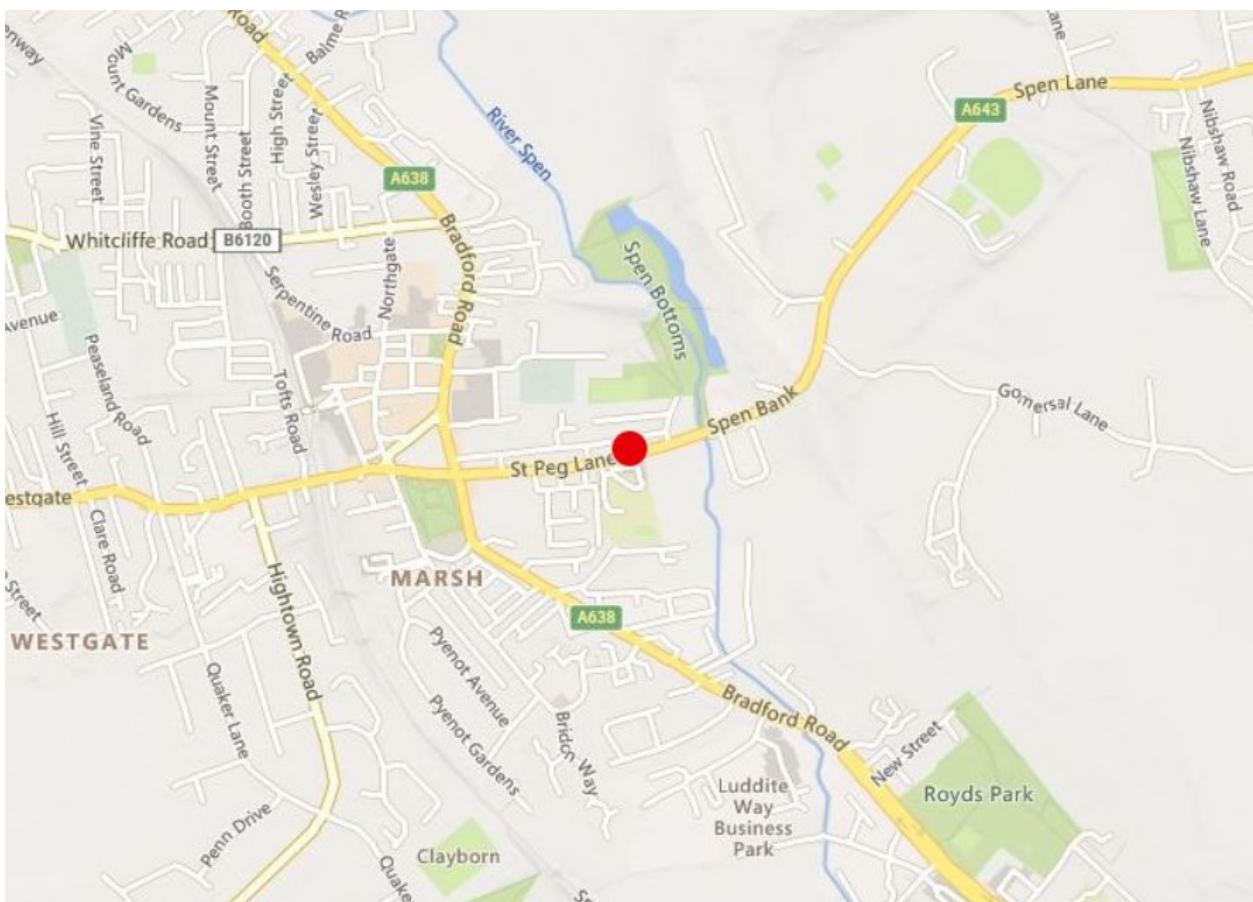
Then be sure to take a look at this very impressive terraced property that has been renovated and improved to a particularly high standard throughout.

Only by viewing is it possible to fully appreciate, the size, condition and presentation of this beautifully dressed property that is sure to appeal to those looking for their first home or those looking to downsize into a ready to move into property.

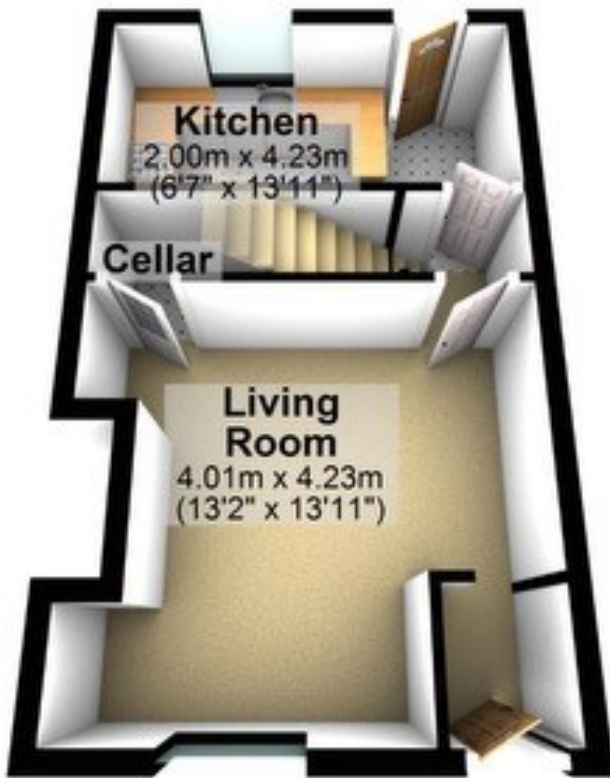
Enjoying an attractive, enclosed garden to the rear, the property boasts two double bedrooms, has a quality bathroom with a modern suite and feature tiling, an impressive living room, a stylish and well appointed breakfast style kitchen with a built in oven and hob and has a useful cellar which is plumbed to be a utility room - all of which are presented to an exacting standard.

LOCATION

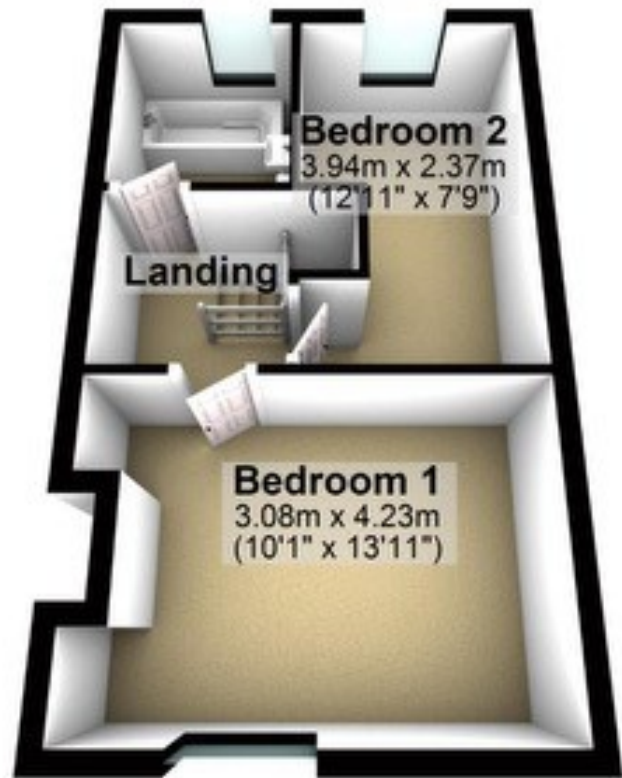
Sitting well, the property has excellent access to the town centre amenities including the popular local schools, bus station and is just a few miles from the M62 motorway network - which adds further appeal to the deceptively spacious accommodation on offer.



Ground Floor



First Floor



ACCOMODATION

Kitchen - 2m x 4.24m

Living Room - 4.01m x 4.23m

Bedroom 1 - 3.08m x 4.23m

Bedroom 2 - 3.94m x 2.37m

Bathroom with three piece white suite

Plus cellar with plumbing for a washing machine

OUTSIDE

The property benefits from having a full enclosed rear garden which is flagged and easy to maintain, making this an ideal social space.

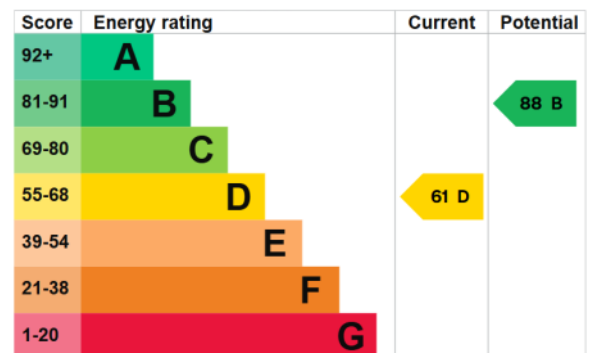
SUMMARY

PRICE	£155,000
TENURE	Freehold
COUNCIL TAX	Kirklees
VAT	Not applicable
Legal Fees	Each party is responsible for their own legal costs.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.