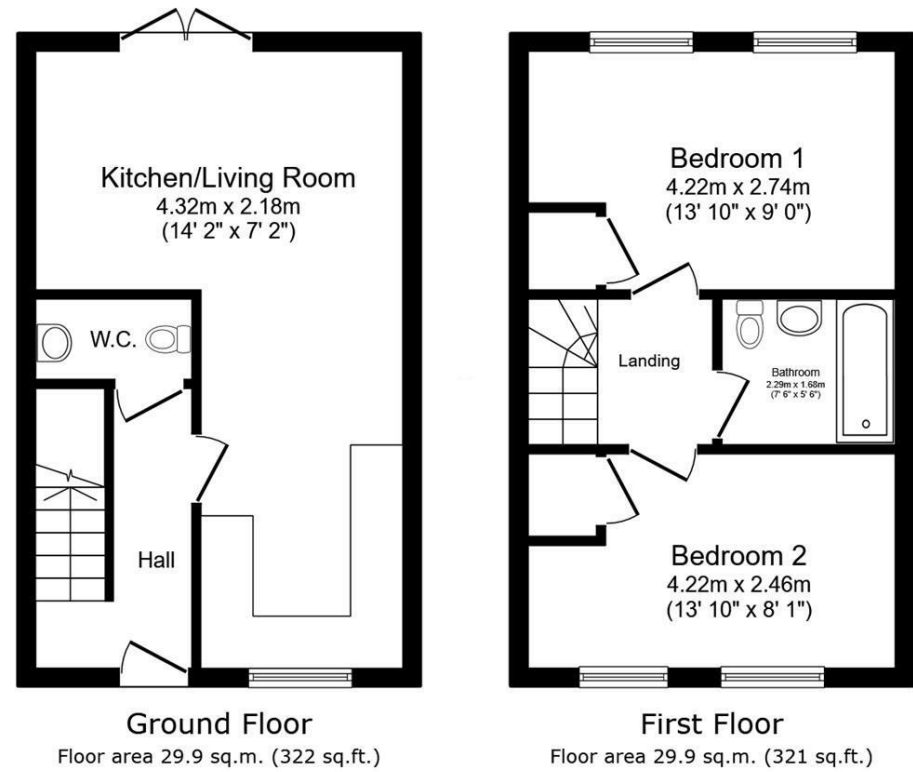




Total floor area: 59.7 sq.m. (643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



Directions

See Mapping.



Pearson Street, Cleckheaton, BD19 6LA
£210,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pearson Street, Cleckheaton, BD19 6LA

 1  2  2

**** Two Doubles Bedrooms ** Generous Modern Kitchen/Diner ** Ideal Family Property ** Well Presented Throughout ** Double Driveway ** Enclosed Gardens **** Nestled on Pearson Street in the charming area of Moorside, Cleckheaton, this well-presented semi-detached house offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are welcomed by a bright hallway that leads to a generous living room, featuring a lovely carpet finish that adds warmth and character. This open space is ideal for relaxation and entertaining, with easy access to the garden, allowing for seamless indoor-outdoor living.

The kitchen is thoughtfully designed with modern wall and base units, providing ample storage. It is equipped with an integrated fridge freezer, washing machine and dish washer. A four ring gas hob and oven, making it a practical space for culinary enthusiasts. The

double-glazed windows at the front elevation ensure that the home is filled with natural light, creating a cheerful atmosphere.

On the first floor, you will find two large double bedrooms, both boasting large wardrobe in bedroom one that offer convenient storage solutions. The carpet finish in these rooms adds a touch of comfort, making them inviting spaces to unwind after a long day. Completing this lovely home is a family bathroom, fitted with a contemporary three-piece suite that reflects a modern finish. This well-appointed bathroom provides both style and functionality.

Overall, this semi-detached house on Pearson Street is a wonderful opportunity for those looking for a well-maintained property in a desirable location. With its spacious rooms, modern amenities, and inviting garden, it is sure to appeal to a variety of buyers.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented two double bedroom, Morden semi-detached house in sought after location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold