



**St. Peg Lane, Cleckheaton,**

**£154,995**

\* CALL SUGDENS TO BE THE FIRST TO VIEW \*

\* STONE BUILT THROUGH TERRACE \* GOOD SIZED LIVING SPACE \* REAR GARDEN \*

\* TWO RECEPTION ROOMS \* MODERN BATHROOM \*

Situated close to park land and Cleckheaton town centre, is this delightful three bedroom stone built terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining area, fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is an enclosed rear garden.



### Entrance

With radiator.

### Lounge

15' x 13'7" (4.57m x 4.14m)

With a multi fuel burner set in chimney breast, radiator.

### Kitchen

14'2" x 4'9" (4.32m x 1.45m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer and plumbing for dishwasher.

### Dining Area

10'7" x 14'3" (3.23m x 4.34m)

With radiator.

### First Floor Landing

### Bedroom One

16'2" x 14'3" (4.93m x 4.34m)

With radiator.

### Bedroom Two

14'10" x 9'1" (4.52m x 2.77m)

With radiator.

### Bedroom Three

10'1" narrowing to 6'3" x 7' max (3.07m narrowing to 1.91m x 2.13m max)

With radiator.

### Bathroom

Four piece modern white suite comprising bath, shower cubicle, low suite wc, vanity sink unit, radiator.

### Exterior

To the outside there is an enclosed garden to the rear.

### Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643 and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(91-91) <b>B</b><br>(89-90) <b>C</b><br>(85-88) <b>D</b><br>(81-84) <b>E</b><br>(71-78) <b>F</b><br>(1-70) <b>G</b><br>Not energy efficient - higher running costs | <b>85</b> | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(91-91) <b>B</b><br>(89-90) <b>C</b><br>(85-88) <b>D</b><br>(81-84) <b>E</b><br>(71-78) <b>F</b><br>(1-70) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales EU Directive 2002/91/EC   |           | England & Wales EU Directive 2002/91/EC   |           |

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