



**Pyenot Avenue,
Asking Price £210,000**

- * SEMI DETACHED BUNGALOW * TWO BEDROOMS * WELL PRESENTED * NO CHAIN *
- * MODERN SHOWER ROOM * CLOSE TO CLECKHEATON TOWN CENTRE *

Available with no onward chain, is this delightful two bedroom semi detached bungalow. Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, side entrance, two bedrooms and shower room. To the outside there are good sized gardens to front and rear.



Entrance Hall

With radiator and cloaks cupboard.

Side Entrance Hall

With radiator.

Lounge

12'3" x 14'4" (3.73m x 4.37m)

Kitchen

11'2" x 6'8" (3.40m x 2.03m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, radiator.

Shower Room

Three piece modern shower room, tiled walls and floor, radiator.

Bedroom One

10'7" x 10'2" (3.23m x 3.10m)

With radiator.

Bedroom Two

9'3" x 9'5" (2.82m x 2.87m)

With radiator.

Exterior

To the outside there are good sized garden to front and rear.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638, turn right onto Parkside/A643, turn left onto Greenside, right onto Pyenot Ave, turn left to stay on Pyenot Ave 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

