



# Pyenot Hall Lane, Cleckheaton

£210,000

\* THROUGH TERRACE \* THREE BEDROOMS \* CLOSE TO TOWN CENTRE \* OVER THREE FLOORS \* \* MODERN KITCHEN & BATHROOM \* LANDSCAPED GARDENS \* UTILITY ROOM \*

Providing 'ready to move into' accommodation, is this delightful three bedroom through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The characterful property briefly comprises entrance vestibule, lounge, modern fitted dining kitchen, two first floor bedrooms and a stunning house bathroom. To the second floor there is an overall attic bedroom.

To the outside there are easy to maintain landscaped gardens.

Viewing is highly recommended.











#### **Entrance**

## Lounge

14'4" x 12'9" (4.37m x 3.89m)

With a coal effect gas fire in feature fireplace surround, corniced ceiling.

# **Dining Kitchen**

14' x 14'2" (4.27m x 4.32m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel five ring range style cooker, exposed polished wood floorboards, radiator, store cupboard.

## **Utility**

9'6" x 7'1" (2.90m x 2.16m)

With modern fitted cupboards incorporating stainless steel sink unit, tiled floor.

#### **First Floor**

# **Bedroom One**

14'4" x 12'10" (4.37m x 3.91m) With fitted wardrobes and radiator.

# **Bedroom Two**

6'5" x 10'8" (1.96m x 3.25m)

With radiator.

### **Bathroom**

Modern four piece suite, tiled floor and radiator.

# Second Floor

#### **Bedroom Three**

10'3" x 9'4" (3.12m x 2.84m)

With radiator.

#### **Exterior**

To the outside there are easy to maintain landscaped gardens.

## **Directions**

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











**TENURE** FREEHOLD

**Council Tax Band** 

A / Kirklees

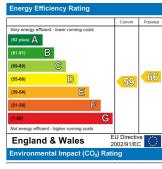












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