



Peaseland Road, Cleckheaton,

£260,000

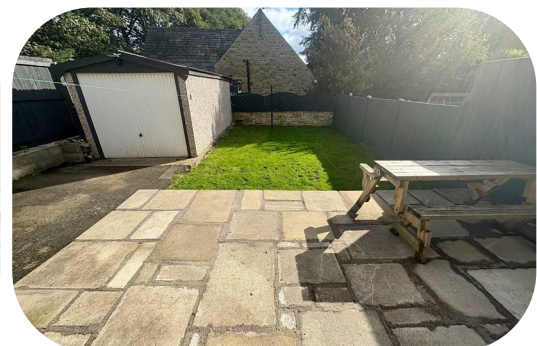
*** EXTENDED SEMI * FOUR BEDROOMS * SPACIOUS * MODERN KITCHEN & BATHROOM *
* GARDEN * DRIVE * GARAGE * CLOSE TO AMENITIES ***

Extended semi detached property which offers spacious family sized accommodation.

This well presented home is ideally located on the outskirts of Cleckheaton town centre which boasts amenities, shops, primary & secondary schools and excellent motorway links.

Benefits from a modern fitted kitchen, four piece bathroom, gas central heating and double glazing. The accommodation briefly comprises entrance hallway, lounge, dining kitchen, four first floor bedrooms, house bathroom and separate wc.

To the outside there is an enclosed garden to the rear with garage. A driveway provides ample off street parking.



Entrance Hall

Lounge

16'7" x 10'4" (5.05m x 3.15m)

With a living flame gas fire, radiator, double glazed window, bi-fold door.

Dining Kitchen

18'3" x 8'9" (5.56m x 2.67m)

Modern fitted dining kitchen having a range of wall and base units incorporating quartz work surfaces, integrated fridge/freezer, microwave, washing machine, breakfast bar, oven, hob, radiator and patio door.

First Floor

With double glazed window.

Bedroom One

14'3" x 10'5" (4.34m x 3.18m)

With radiator and double glazed window.

Bedroom Two

11'7" x 9'5" (3.53m x 2.87m)

With radiator and double glazed window.

Bedroom Three

14'7" x 5'7" (4.45m x 1.70m)

With radiator and double glazed window.

Bedroom Four

12'2" x 7'2" (3.71m x 2.18m)

With radiator, double glazed window, velux window, vaulted ceiling.

Bathroom

Modern four piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window, panelled bath.

Separate WC

Two piece suite comprising low suite wc, pedestal wash basin, velux window.

Exterior

To the outside there is a well maintained garden to the rear with a garage. A driveway provides off-road parking.

Directions

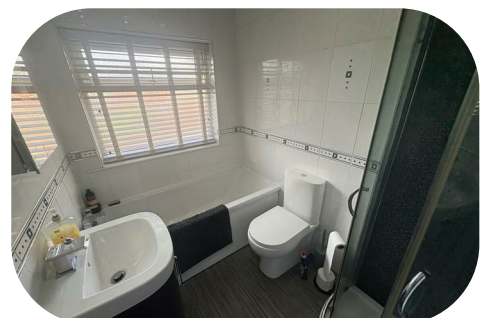
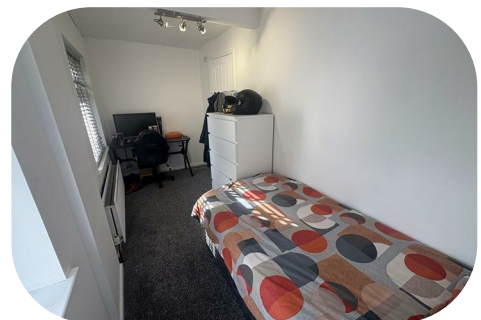
From our office in Cleckheaton town centre head west on Cheapside towards Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd/B6120, left onto Grange Rd, left onto Peaseland Ave, right onto Peaseland Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Kirklees



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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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