



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

