



78 Pyenot Gardens, Cleckheaton, West Yorkshire, BD19 5AU

Great for FAMILY BUYERS is this good-sized, four bedroom detached home. Situated on this popular modern development offering easy access to the local schools & amenities including 'Spen Leisure Centre' and the popular 'Greenway' cycle/footpath. The house requires some updating but is priced realistically to sell and is sold with NO ONWARD CHAIN.

Comprises hall, WC, two reception rooms, kitchen, utility, four double bedrooms, the master with en suite and family bathroom. Double driveway parking to the front and single garage and pleasant lawned and paved rear garden with a South-West facing open aspect. Benefits from GCH & uPVC DG.

Offers in excess of £300,000

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HALLWAY

Under-stairs storage and door to Cloakroom.

CLOAKROOM WC and corner hand wash basin. Window.

LIVING ROOM 12'5" (3.78) x 14'1" (4.3) max plus bay

Gas fire. Archway to the Dining Room.

DINING ROOM 11'6" x 8'2" (3.5m x 2.5m)

Patio doors to rear garden.

KITCHEN 11'2" (3.4) max x 8'10" (2.7) + 6'11" (2.1) x 5'7" (1.7) max

Range of wall and base units, contrasting work surfaces and complimentary wall tiling, stainless steel sink, inset oven, hob and cooker hood over. Additional seating area with patio doors to the garden.

Great potential to knock through to create open plan dining kitchen, subject to building regulations.

UTILITY ROOM 5'3" x 2' max (1.6m x 0.6m max)

Wall units, work surface and inset sink unit with plumbing for washing machine.

BEDROOM ONE 10'6" x 11'10" max (3.2m x 3.6m max)

Double bedroom.

EN SUITE

Three piece suite comprising WC, vanity unit with inset basin and shower cubicle.

BEDROOM TWO 8'6" x 14'9" max (2.6m x 4.5m max)

Double bedroom

BEDROOM THREE 8'6" x 13'5" max (2.6m x 4.1m max)

Double bedroom.

BEDROOM FOUR 9'2" x 8'10" max (2.8m x 2.7m max)

Double bedroom.

BATHROOM

Three piece suite comprising WC, basin inset to a vanity cabinet and bath with shower mixer tap.

OUTSIDE

Double driveway parking to the front leading to an integral single garage. Good-sized lawned garden and paved patio with a South-West facing open aspect to the rear.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

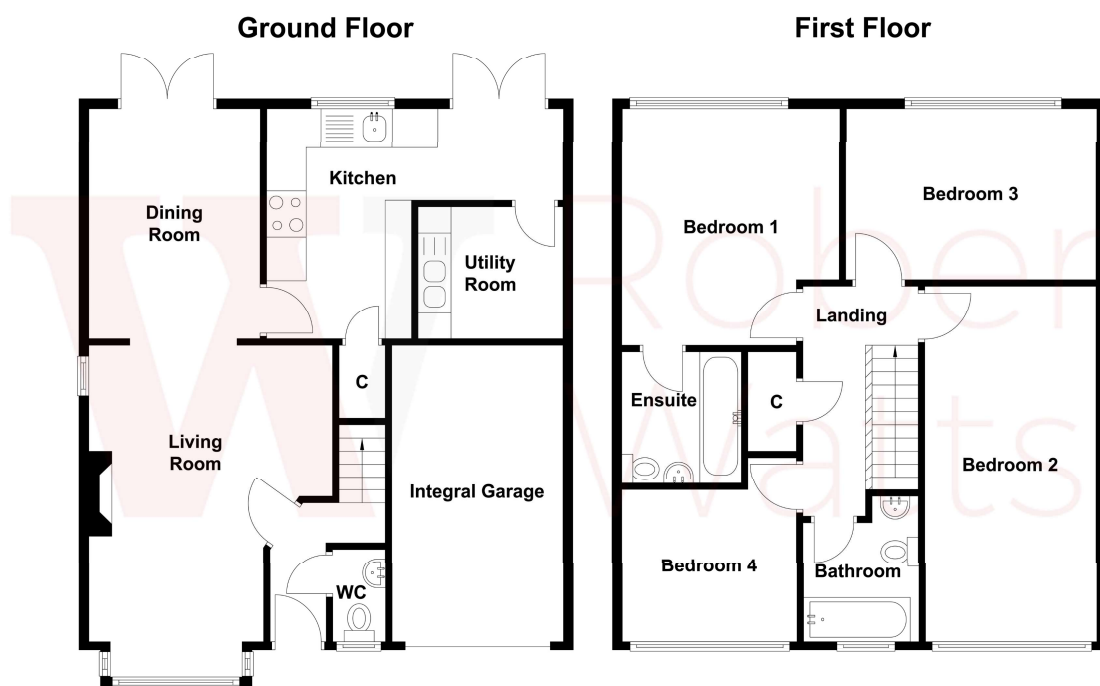
PLEASE NOTE

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		