



## 2 Peasland Close, Cleckheaton, West Yorkshire, BD19 3HA

**\*\* REDUCED\*\* WELL PRESENTED**, three bedroom semi-detached home which is situated on this popular cul-de-sac offering easy access to the town centre amenities and both local schools making it ideal **IDEAL FOR FAMILY BUYERS**. Offering a good sized footprint with a modern specification, it comprises hall, lounge, dining room, modern kitchen, sizeable conservatory, three first floor bedrooms and modern three piece bathroom. Driveway to the side for off street parking leading to single detached garage with gardens to front, side and rear. Benefiting from uPVC DG, GCH & alarm. EPC - D.

**Asking Price £209,500**

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**ENTRANCE HALL** Hallway.

**LOUNGE 13'9" x 10'10" max (4.2m x 3.3m max)**

Fireplace and living flame gas fire and marble hearth. Archway to dining room.

**DINING ROOM 10'10" x 9'2" max (3.3m x 2.8m max)**

Sliding doors to conservatory.

**CONSERVATORY 14'1" x 10'10" max (4.3m x 3.3m max)**

Wall mounted TV point and access to garden.

**KITCHEN 11'6" x 7'7" max (3.5m x 2.3m max)**

Modern range of wall and base units, complimentary worktops and inset sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. Integral fridge freezer and auto washer. Pantry and side door.

**BEDROOM ONE 11'10" x 10'2" max (3.6m x 3.1m max)**

Impressive far reaching views over valley to the front.

**BEDROOM TWO 11'6" x 9'10" max (3.5m x 3m max)**

**BEDROOM THREE 8'10" x 6'11" max (2.7m x 2.1m max)**

Cupboard housing boiler.

**BATHROOM** Three piece suite comprising of integral shower and glazed shower screen over P-shaped bath, WC and wash hand basin. Tiled walls.

**EXTERIOR** Driveway to front for off street parking and lawned garden plus single detached garage. Decking and low maintenance paved garden to rear.

Freehold

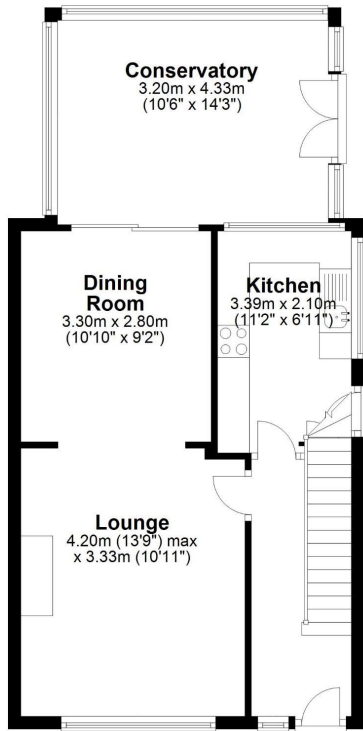
Council Tax Band C

EPC - D

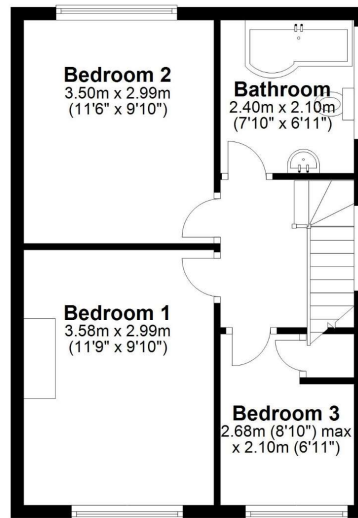
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



### Ground Floor



### First Floor



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

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