



## 6 Pyenot Hall Lane, Cleckheaton, West Yorkshire, BD19 5AZ

FULLY REFURBISHED, FAMILY SIZED three bedroom semi detached home situated in this highly accessible location for the local town centre amenities, bus station and schools. Sold with NO CHAIN and finished to a high specification throughout with new carpets and decoration, it is the perfect home to move into with little or no upfront cost. Comprises hall, lounge, open plan newly fitted dining kitchen with quartz worktops and bi-folding doors, three good sized bedrooms and modern bathroom. Occupying a good sized corner plot with low maintenance gardens to three sides with a South facing rear, ample driveway parking and detached garage. Benefits from GCH & recently fitted uPVC DG. EPC - TBC

Asking Price £249,500

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 6 Pyenot Hall Lane, Cleckheaton, West Yorkshire, BD19 5AZ

**ENTRANCE PORCH** Newly fitted uPVC double glazed porch.

**HALLWAY** With under stairs storage cupboard.

**WC** Newly fitted WC and vanity sink. Remote sensor light.

**LIVING ROOM 14'9" x 12'2" max (4.5m x 3.7m max)**  
Fireplace.

**DINING KITCHEN 13'9" (4.2) x 12'2" (3.7) + 12'6" (3.8) x 5'11" (1.8)36'1" (11) max**

Open plan living dining kitchen which is great for families and entertaining. Newly fitted range of handleless grey gloss wall and base units with self-closing doors. Quality white quartz worktops and breakfast bar with inset sink and mixer tap. Integral electric oven and 4 ring hob and extractor. Plumbing for washing machine and tiled flooring to kitchen area. Dual aspect to kitchen and newly fitted bi-folding doors leading to rear garden giving excellent natural light.

**BEDROOM ONE 12'6" x 10'10" (3.8m x 3.3m)**

**BEDROOM TWO 12'2" (3.7) x 10'2" (3.1) plus doorway**

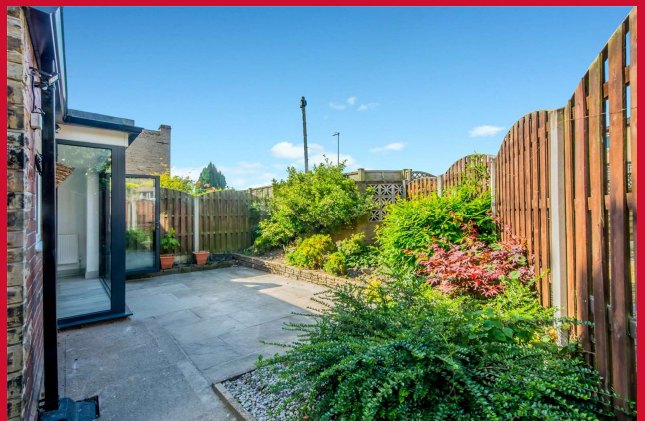
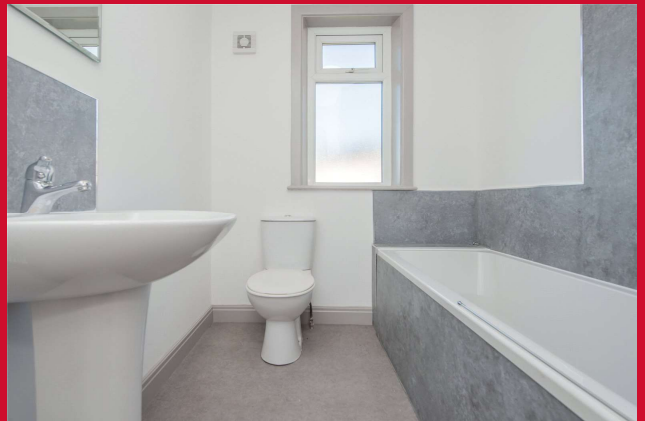
**BEDROOM THREE 8'10" (2.7) x 8'2" (2.5) max inc bulkhead cupboard**

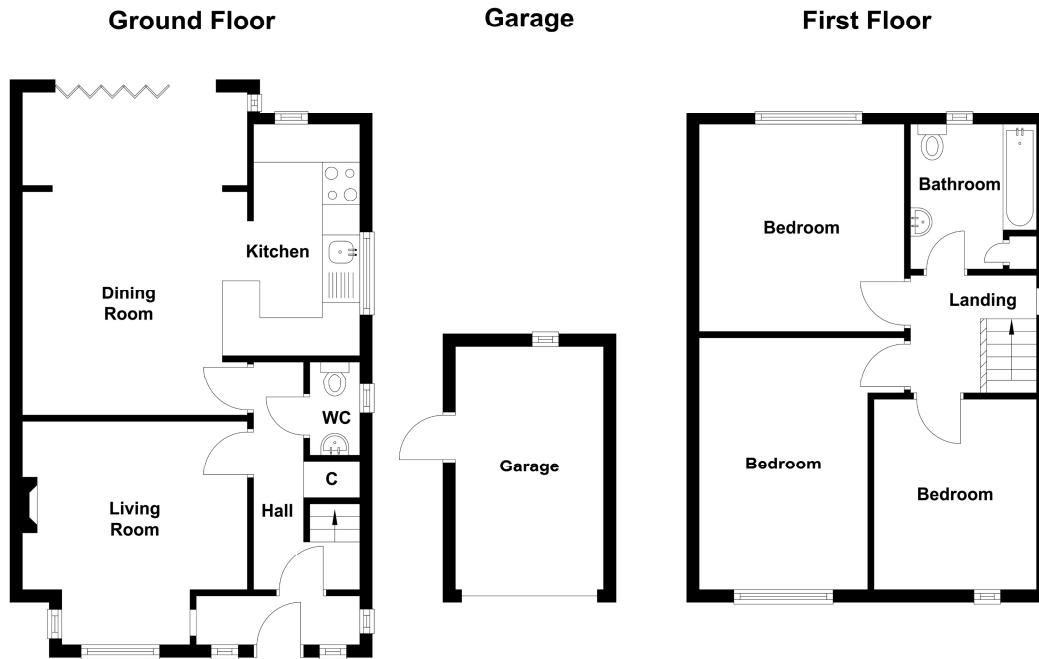
**BATHROOM** Three piece modern refurbished suite comprising bath with electric shower over and glazed screen, WC and hand wash basin. Cupboard housing newly fitted wall mounted boiler.

**EXTERNAL** Occupying a good sized corner plot with a pleasant South facing low maintenance gardens to rear and side with well stocked flower beds, paved patio area and artificial lawn. Ample driveway off street parking to the front with detached single garage.

**TENURE** Freehold.  
Council Tax Band B.  
EPC - TBC

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 878878 
 cleckheaton@robertwatts.co.uk 
 robertwatts.co.uk  
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark