



23 Pyenot Hall Lane, Cleckheaton, West Yorkshire, BD19 5AZ

SUPERBLY PRESENTED, three bedroom semi detached home situated in this highly accessible location for the local town centre amenities, bus station and schools. FULLY REMODERNISED by the current owners and offering a stylish finish with some lovely retained period features the house is sure to impress and warrants an internal inspection. Comprises hall, lounge, stunning dining kitchen, utility/pantry room and WC with three bedrooms and modern bathroom. Driveway parking to the front with an integral garage and a pleasant low maintenance garden to the rear. The house benefits from a recent re wire and has GCH & uPVC DG. EPC - TBC.

Asking Price £210,000

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ENTRANCE HALL Having ornate timber wall panelling and period plate rail. Timber doors and access to garage. Useful under stairs storage.

LOUNGE 12'6" x 11'6" max (3.8m x 3.5m max)

Having period style ceiling rose and cornicing. Feature fireplace with tiled and cast iron surround with inset living flame gas fire.

KITCHEN DINER 13'5" x 11'10" max (4.1m x 3.6m max)

Modern range of wall and base units incorporating contrasting worktops, inset one and a half bowl sink and mixer tap. Aga oven and grill plus extractor with integral dishwasher and fridge freezer. Feature ceiling rose and cornicing.

GUEST WC Hand wash basin and WC. Chrome heated towel rail.

UTILITY ROOM/PANTRY Wall and base units plus worktop and plumbing for auto washer. Wall mounted boiler. Door to rear garden.

BEDROOM ONE 13'5" x 10'10" max (4.1m x 3.3m max)

Fitted wardrobes and dressing table. Wall mounted TV point.

BEDROOM TWO 11'6" x 10'6" max (3.5m x 3.2m max)

BEDROOM THREE 8'2" x 7'10" max (2.5m x 2.4m max)

Bulk head cupboard.

BATHROOM Three piece suite comprising P-shaped bath with shower over and glazed screen, vanity sink and WC. Metro tiled walls and cast iron radiator.

EXTERIOR The property benefits from driveway to the front providing off street parking. Integral garage measuring 17'5 x 8'2 (3m x 2.5m) with rear door.

Pleasant low maintenance good sized rear garden with raised flower beds.

Boarded loft with access ladder.

Freehold

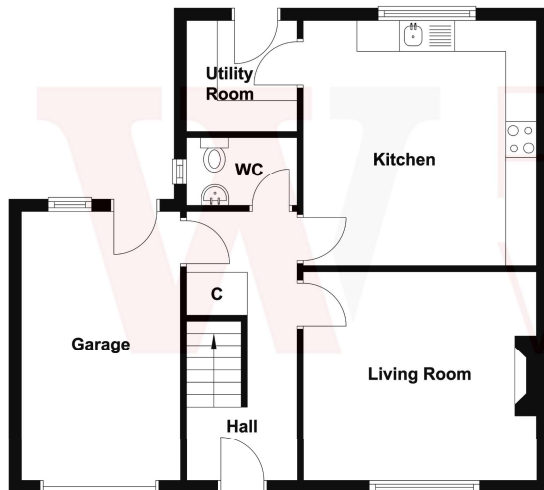
Council Tax Band - B

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.



Ground Floor



First Floor

