



14 Pyenot Avenue, Cleckheaton, West Yorkshire, BD19 5AY

A RARE OPPORTUNITY has arisen to purchase this well presented, THREE BEDROM semi detached, TRUE BUNGALOW situated in this ever popular location within walking distance of the town centre amenities, the bus station and the health centre. Offered with NO CHAIN, it comprises hall, lounge, kitchen, three bedrooms and bathroom. Offering a low maintenance garden to the front with driveway providing off street parking and single garage with a pleasant paved and lawned South facing garden to the rear. Benefiting from gas central heating and recently fitted uPVC double glazing. EPC - D.

Asking Price £220,000

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HALLWAY With useful storage cupboard.

LIVING ROOM 15'5" x 11'2" max (4.7m x 3.4m max)

Fireplace with living flame effect gas fire.

KITCHEN 12'6" x 7'10" max (3.8m x 2.4m max)

Dual aspect room with range of wall and base units, worktop and sink with mixer tap. Gas cooker point and plumbing for washing machine. Wall mounted boiler. Storage cupboard.

BEDROOM ONE 9'10" (3) x 9'2" (2.8) plus doorway

BEDROOM TWO 11'2" x 9'6" (3.4m x 2.9m)

BEDROOM THREE 7'7" x 6'11" (2.3m x 2.1m)

BATHROOM Three piece suite including bath with integral shower, WC and hand wash basin.

EXTERNAL Driveway parking and paved patio garden to front leading to single garage. Pleasant paved patio and lawned garden to rear which is South facing.

ADDITIONAL INFORMATION Freehold

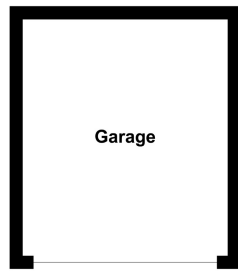
Council Tax Band - B

EPC Rating – D

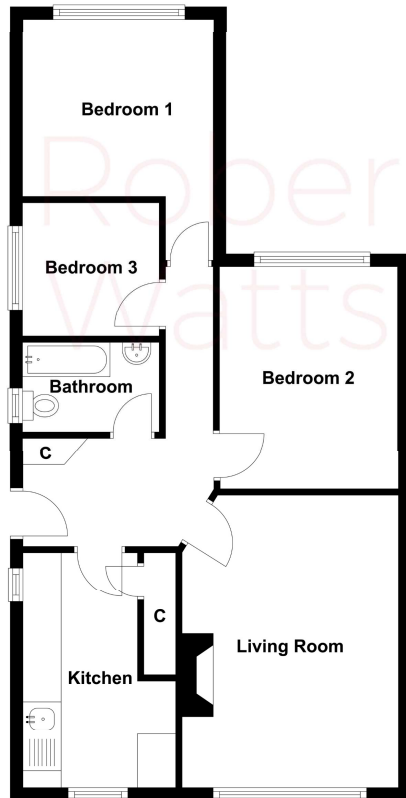
Mortgages We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Robert
watts



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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