



## **1 Peaseland Avenue, Cleckheaton, BD19 3EY**

Three bedroom semi detached situated on a GOOD SIZED CORNER PLOT. Handily located for the local schools and amenities making this a GREAT FAMILY HOME, there is opportunity to extend the house on the side garden or even for a potential building plot (subject to planning). Sold with NO CHAIN and requiring some cosmetic improvement but priced to reflect it comprises hall, two reception rooms, kitchen, three bedrooms and bathroom with ample driveway parking and gardens to three sides including a lovely South facing rear. Benefits from GCH & uPVC DG. EPC - D.

**Asking Price £210,000**

**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\_

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# 1 Peaseland Avenue, Cleckheaton, BD19 3EY

## ENTRANCE PORCH

## ENTRANCE HALL

### LOUNGE 14'1" x 12'10" max (4.3m x 3.9m max)

Marble fireplace and living flame gas fire.

### DINING ROOM 13'1" x 13'1" max (4m x 4m max)

Fireplace and living flame gas fire.

### KITCHEN 11'10" x 7'3" max (3.6m x 2.2m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Double electric oven and four ring gas hob. Plumbing for auto washer and door to rear.

### BEDROOM ONE 12'2" x 10'6" max (3.7m x 3.2m max)

Double bedroom with useful storage cupboard.

### BEDROOM TWO 13'1" x 13'1" max (4m x 4m max)

Double bedroom with storage cupboard and access to loft.

### BEDROOM THREE 8'6" x 7'7" max (2.6m x 2.3m max)

## BATHROOM

Three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin. Tiled walls and floor and chrome heated towel rail. Cupboard housing modern boiler.

## EXTERIOR

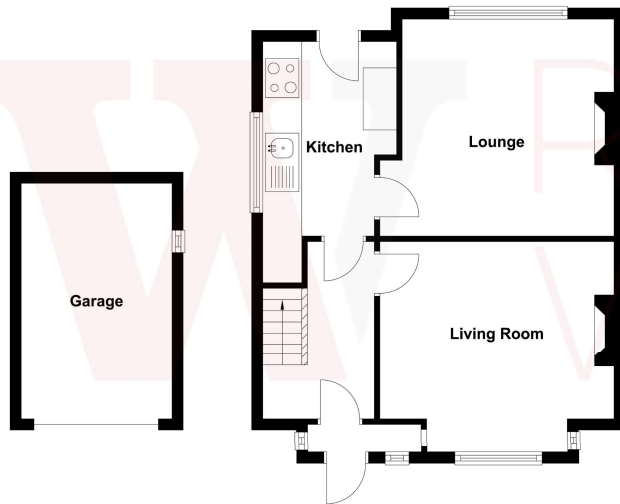
The property occupies a good sized corner plot with double block paved driveway providing parking to the front as well as a double garage and lawned garden. Lawned garden to the side with potential to extend the house or even as a potential building plot (subject to obtaining planning permission).

Pleasant South facing low maintenance garden to the rear with outhouse storage.

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

