Robert Watts

GETTING WEST YORKSHIRE MOVING

11 Peaseland Avenue, Cleckheaton, West Yorkshire, BD19 3EY

Three bedroom semi-detached situated offering a SIZEABLE FOOTPRINT & PLOT compared to similar newer build houses. Handily located for the local schools and amenities making this a GREAT FAMILY HOME, there is opportunity to extend the house (subject to planning).

Sold with NO CHAIN and requiring some cosmetic improvement but priced to reflect this. Comprises hall, two reception rooms, kitchen, three bedrooms including a good sized single and shower room with potential off street parking and gardens including a lovely South-facing rear with far reaching views. Benefits from GCH & uPVC DG.

Asking Price £195,000

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ENTRANCE HALL

LOUNGE 14'5" x 10'6" + bay (4.4m x 3.2m + bay)
Wall mounted gas fire.

DINING ROOM 12'10" x 12'10" max (3.9m x 3.9m max)
Gas fire with back boiler.

KITCHEN 13'1" x 7'7" max (4m x 2.3m max)
Modest range of wall and base units with worktop, sink and mixer tap. Gas cooker point and plumbing for washing machine. Door to rear garden.
There is a great opportunity here to remove the partition wall to the dining room to create a more functional open plan dining kitchen, subject to obtaining the necessary building consents.

BEDROOM ONE 13'1" x 10'10" max (4m x 3.3m max)
Double bedroom with storage cupboard housing hot water tank. Window with far reaching views.

BEDROOM TWO 12'6" x 10'6" (3.8m x 3.2m)
Double bedroom.

BEDROOM THREE 8'6" (2.6) x 7'7" (2.3) max inc bulkhead
Good sized single bedroom.

SHOWER ROOM
Three piece suite including glazed shower cubicle, WC and sink.

EXTERIOR
Sitting on a good sized plot with low maintenance gardens and to the front with potential for of street parking. Sizeable, South facing lovely rear lawned and patio garden with far reaching views over the valley. Potential to extend subject to planning.

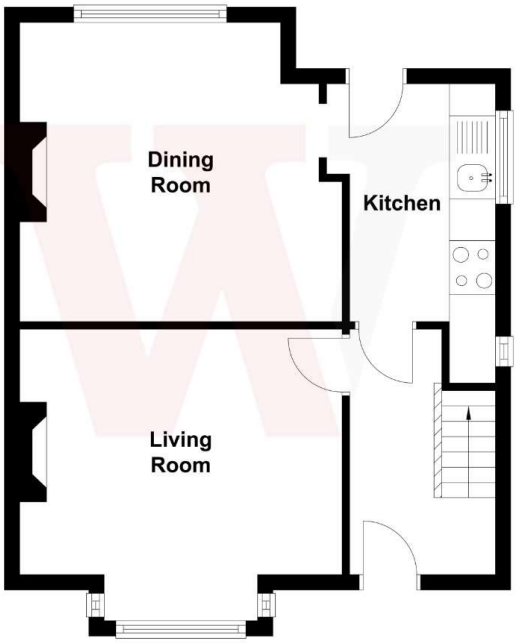
Please note the front pathway is shared with number 9.

OTHER INFORMATION
Tenure: Freehold
Council Tax Band: A
EPC Rating: E

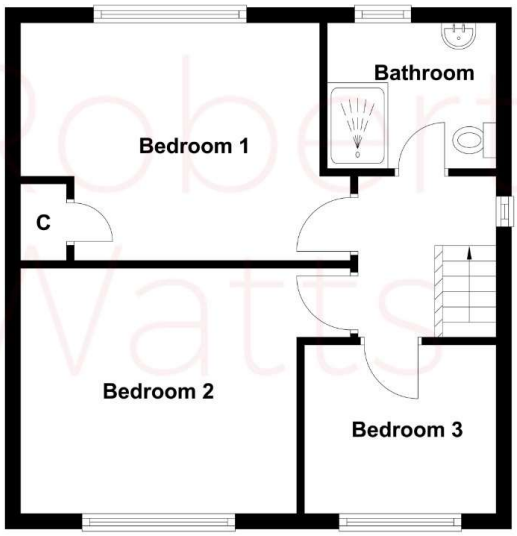
PLEASE NOTE
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

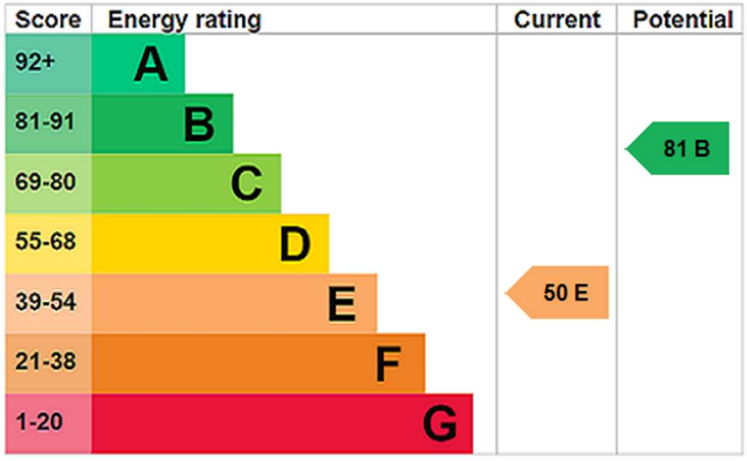
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





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