



9 Pyenot Gardens, Cleckheaton, West Yorkshire, BD19 5AU

Offering a spacious and versatile footprint, this two bedroom semi detached bungalow delivers on many fronts and is ideal for those looking to downsize. Situated in this ever popular location within walking distance of the local amenities including the health centre and the bus station. Comprises hall, kitchen, lounge, modern shower room, conservatory, two bedrooms, one now used as a dining room with access to a useful occasional room within the roof space. Externally the property has a low maintenance garden to the front and rear with driveway providing off street parking and a detached garage. Benefits from GCH and uPVC DG and available with NO CHAIN.

Asking Price £220,000

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ENTRANCE HALL Side hall with storage cupboard.

KITCHEN 10'2" x 8'2" max (3.1m x 2.5m max)

A range of wall & base units, worktop, sink with mixer tap, gas cooker point with extractor fan, plumbing for automatic washing machine and cupboard housing boiler.

LIVING ROOM 16'1" x 11'2" max (4.9m x 3.4m max)

Bay window, fireplace with electric fire.

BEDROOM TWO/DINING ROOM 11'6" x 9'2" max (3.5m x 2.8m max)

Currently used as a dining room but formerly bedroom two with staircase to first floor occasional room and doors leading to conservatory to rear.

CONSERVATORY 14'9" x 9'6" max (4.5m x 2.9m max)

Including radiator allowing the room to be used year round.

BEDROOM ONE 9'10" (3) x 8'10" (2.7) plus doorway

Double bedroom.

SHOWER ROOM Modern shower room, three piece suite including walk in shower, WC, sink, tiled walls and chrome heated towel rail.

OCCASSIONAL ROOM 13'5" x 9'10" max (4.1m x 3m max)

Occasional room which can be used for a variety of uses located within roof space. We understand this was converted circa. 20 years ago but we are not aware of any building regulations for the conversion to be used as a bedroom and we would advise any potential buyers to make their own enquires before purchase. Useful storage cupboard.

EXTERIOR Low maintenance garden to front with driveway parking to side leading to a detached garage measuring 18'1 x 11'6 (5.5m x 3.5m) with side door and power. Pleasant patio and decked garden to rear.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - B

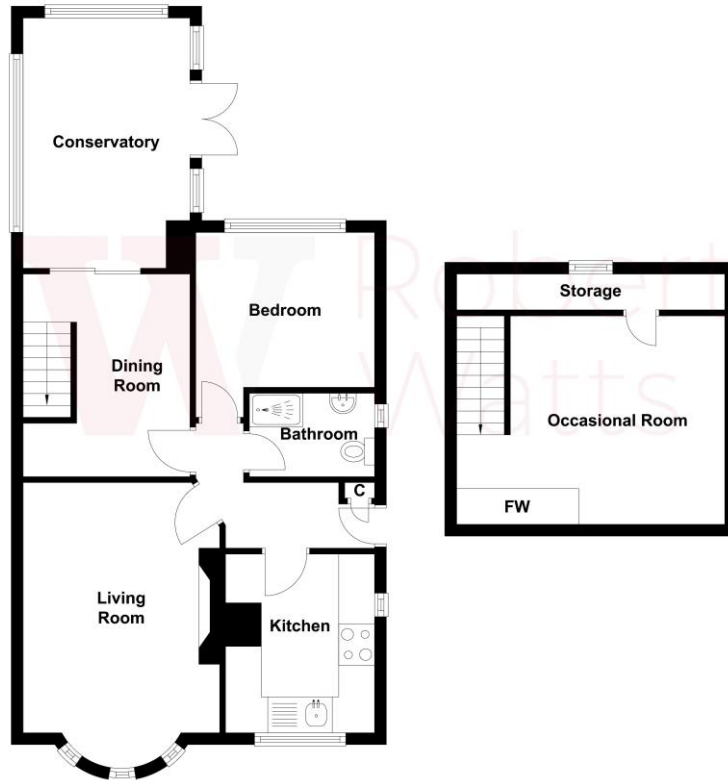
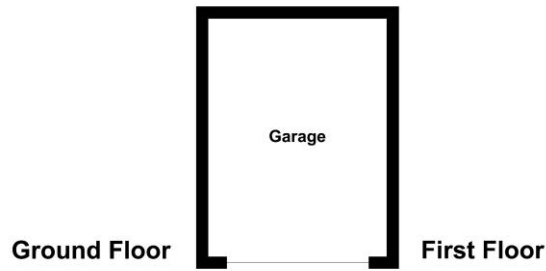
EPC Rating - D

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		