



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

Another super opportunity has arisen to purchase this sizeable three bedroom semi detached house. Handily located in this popular location for the local schools and amenities it makes a GREAT FAMILY HOME. Offering a deceptively spacious footprint it enjoys far reaching views over the valley to the rear and comprises hall, two reception rooms, kitchen, three good sized bedrooms and bathroom with driveway parking and pleasant South facing decked, lawned and patio gardens to the rear. Benefits from GCH & uPVC DG.

Asking Price £220,000

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ENTRANCE PORCH

ENTRANCE HALL Storage cupboard and power for tumble dryer.

LIVING ROOM 13'9" x 12'2" max (4.2m x 3.7m max)

DINING ROOM 14'1" x 13' max (4.3m x 3.96m max)

Fireplace and double doors to garden.

KITCHEN 11'2" x 6'3" max (3.4m x 1.9m max)

Wall & base units, granite worktops, ceramic sink with mixer tap, gas cooking point, plumbing for dishwasher and automatic washing machine, wall mounted boiler. Door to rear.

FIRST FLOOR LANDING

MASTER BEDROOM 11'10" x 11'2" max (3.6m x 3.4m max)

Double bedroom.

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

Double bedroom.

BEDROOM THREE 8'6" (2.6) x 7'7" (2.3) plus bulkhead

Good sized single bedroom.

BATHROOM Three piece suite with bath & shower extension, vanity sink & WC.

EXTERIOR Garden and driveway to the front. Lovely South East facing rear garden with raised decking leading to a lawned and patio area with timber summerhouse which is an ideal space to relax and entertain.

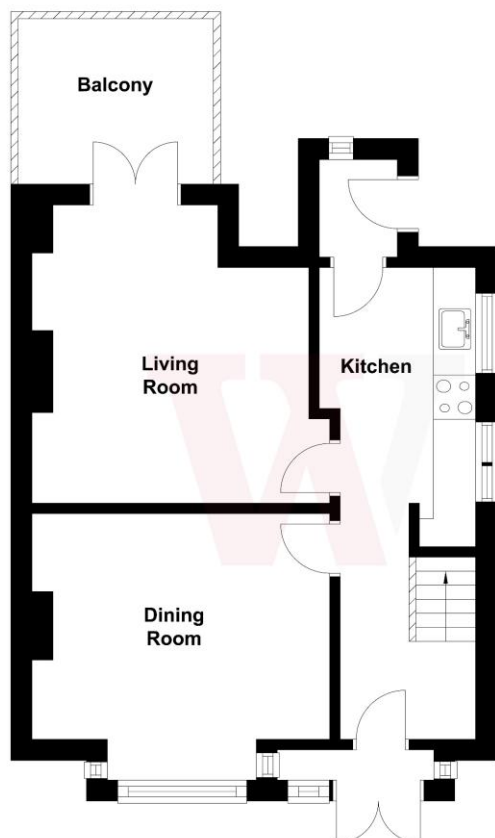
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

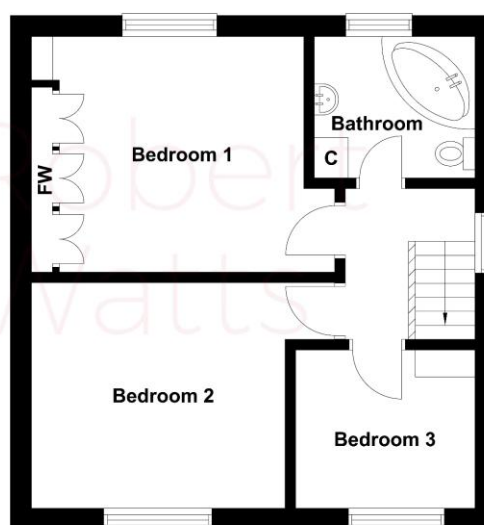
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		