



10 Pyenot Hall Lane, Cleckheaton, West Yorkshire, BD19 5AZ

DECEPTIVELY SPACIOUS, extended, Victorian four bedroom end terrace house located in this popular location. Within walking distance of the local amenities, bus station and schools this makes a GREAT FAMILY HOME. Offering some fine period features including ornate ceiling mouldings and cornicing's it offers accommodation over four floors and comprises cellar, two sizeable reception rooms and kitchen, three spacious first floor bedrooms and bathroom and attic bedroom. Benefiting from a paved garden and outhouse storage, GCH & uPVC DG.

Offers in the region of £250,000

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ENTRANCE HALL

LIVING ROOM 15'5" x 13'1" max (4.7m x 4m max)

Feature marble fireplace with living flame gas fire, period ornate wall mouldings, cornicing, ceiling rose and picture rail.

DINING ROOM 17'1" x 14'1" max (5.2m x 4.3m max)

Feature marble fireplace with living flame gas fire, period alcove cupboards, ceiling cornicing and ceiling rose.

KITCHEN 13'5" x 6'11" max (4.1m x 2.1m max)

Wall & base units, worktop, sink, double electric oven & four ring electric hob, plumbing for automatic washing machine, wall mounted boiler & rear door.

CELLAR

FIRST FLOOR LANDING

MASTER BEDROOM 17'5" x 12'10" max (5.3m x 3.9m max)

Spacious double bedroom with period cast iron fire surround.

BEDROOM TWO 11'2" x 10'2" max (3.4m x 3.1m max)

Double bedroom.

W/C Separate WC off the main bathroom.

BATHROOM Two piece suite with bath, mixer shower and sink.

BEDROOM THREE 14'1" x 7'3" max (4.3m x 2.2m max)

This room accessed via the bathroom.

BEDROOM FOUR 16'1" x 9'10" max (4.9m x 3m max)

Attic bedroom.

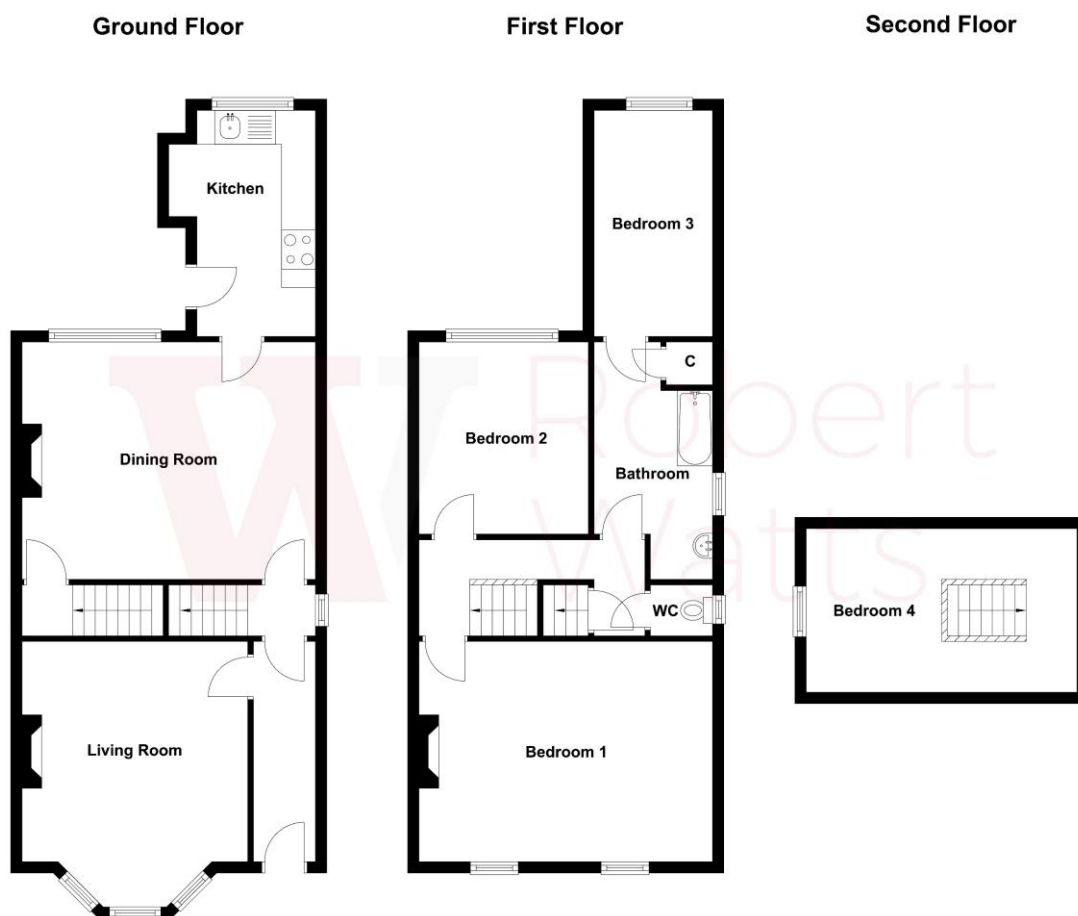
EXTERIOR Garden to front, low maintenance paved garden to rear with useful outhouse storage. This area offers potential to create off street parking, subject to planning.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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