Robert Watts

GETTING WEST YORKSHIRE MOVING



59 St. Peg Lane, Cleckheaton, West Yorkshire, BD19 3SG

Affordably priced, TWO BEDROOM through terrace situated in this ever popular location close to the town centre amenities, schools and the lovely walks around Mann Dam.

Ideal for FTB's, young families and investors, the house does require some cosmetic improvement but is priced to reflect this work and is sold with NO CHAIN.

Comprises hall, sizeable lounge, kitchen, a good sized cellar with natural light and potential to convert (Subject to PP), two bedrooms and bathroom with driveway parking and yard to the rear. Benefits from GCH with modern boiler & uPVC DG.

Offers in the region of £120,000

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ENTRANCE HALL

LIVING ROOM 18'1" x 13'9" max (5.5m x 4.2m max)
Good sized lounge with period ceiling cornicing, fireplace with pebbled effect living flame gas fire and built in alcove cupboard.

KITCHEN 8'2" x 7'3" max (2.5m x 2.2m max)
Modest range of wall and base units, sink and gas cooker.

CELLAR 15'5" x 12'6" max (4.7m x 3.8m max)
Sizeable cellar with good head height and natural light which offers potential to convert to dining kitchen, subject to obtaining building regulations and planning permission. Plumbed for automatic washing machine.

BEDROOM ONE 10'2" x 10'2" max (3.1m x 3.1m max)
Double bedroom.

BEDROOM TWO 7'10" (2.4) x 6'11" (2.1) plus doorway

BATHROOM
Three piece suite comprising WC, sink and electric shower over bath. Heated towel rail and boiler.

OUTSIDE
Driveway parking and yard to the rear accessed off Brook Street. Secure storage. Small area to front.

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

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. Please note this is not refundable.

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.



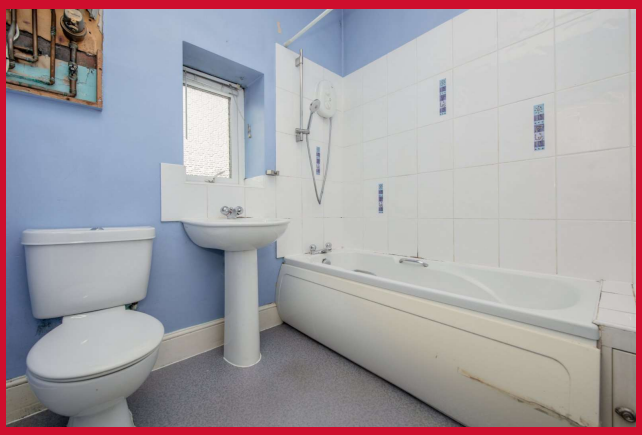






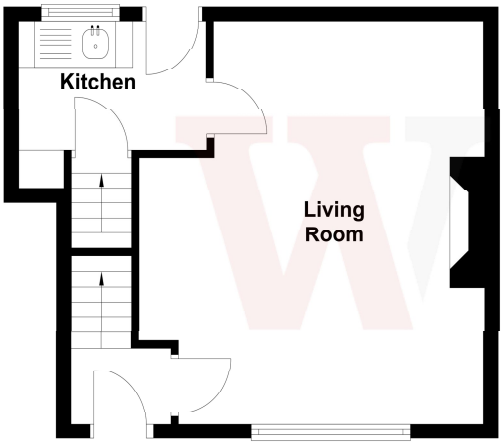




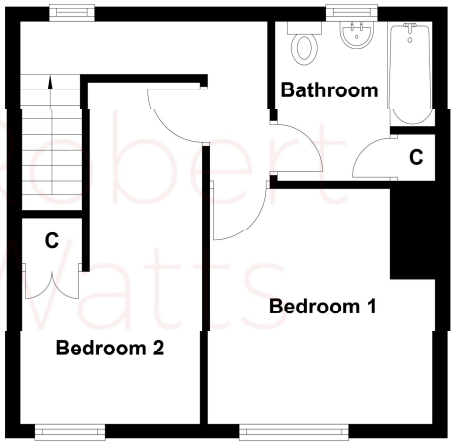


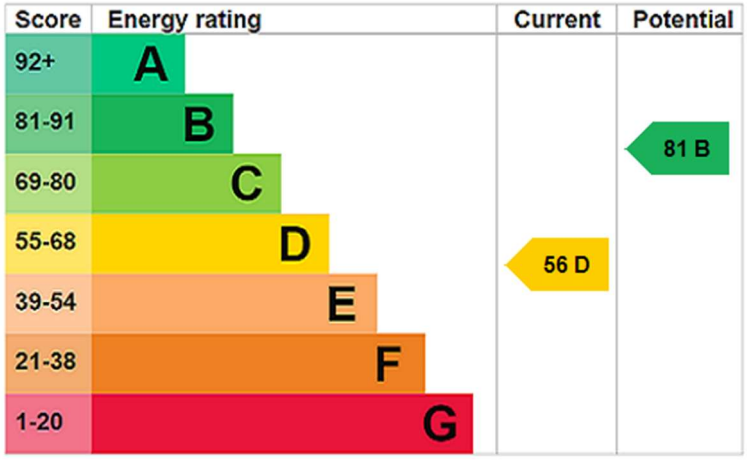


Ground Floor



First Floor





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