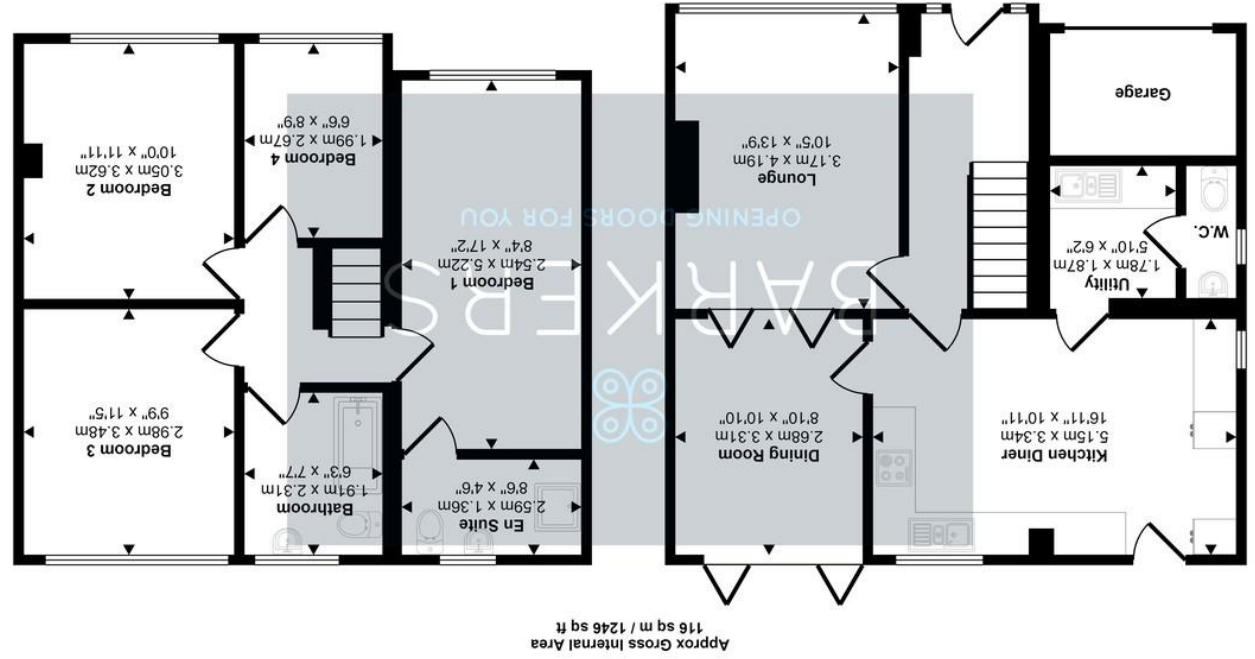


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor
Approx 60 sq m / 641 sq ft

First Floor
Approx 56 sq m / 605 sq ft



BARKERS
Select Collection

16 Peasland Close
Cleckheaton, BD19 3HA
£269,950

- SEMI DETACHED FAMILY HOME
- LOUNGE, DINING ROOM
- MODERN DINING KITCHEN
- UTILITY ROOM, CLOAKS/W.C.
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARAGE (STORAGE)
- ENCLOSED GARDEN TO THE REAR



Full Description

DESCRIPTION

Beautifully presented FOUR bedroomed semi-detached family home which occupies a quiet cul de sac position and must be viewed to be appreciated. Ideally situated within easy reach of local schools, shops, amenities and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and an electric car charging point. The accommodation briefly comprises: entrance hall, lounge, dining room, dining kitchen, utility room, cloak/W.C, four bedrooms, en-suite shower room and family bathroom. Externally there is a block paved driveway to the front, garage (storage only) and a low maintenance rear garden.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing, useful under stairs storage cupboard and doors lead to the lounge and dining kitchen.

LOUNGE

13' 9" x 10' 5" (4.19m x 3.18m)

Featuring a fireplace with a living flame gas fire and bi-fold doors lead to the dining room.

DINING ROOM

10' 10" x 8' 10" (3.3m x 2.69m)

With bi-fold doors leading to the rear garden and a further door leading into the dining kitchen.

DINING KITCHEN

16' 11" x 10' 11" (5.16m x 3.33m)

Fitted with a range of modern wall and base units with complementary granite work surfaces and matching upstands and an inset sink with a mixer tap. Space and plumbing for an American style fridge freezer, integrated dishwasher, double electric oven and a gas hob with an extractor over. Inset spotlights to the ceiling, feature vertical radiator and doors lead out to the rear garden and into the utility room.

UTILITY ROOM

6' 2" x 5' 10" (1.88m x 1.78m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Plumbing for a washing machine and a door leads into the cloak/W.C

CLOAKS/WC

Fitted with a two piece white suite which comprises of a low flush W.C and wash basin.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the family bathroom.

BEDROOM ONE

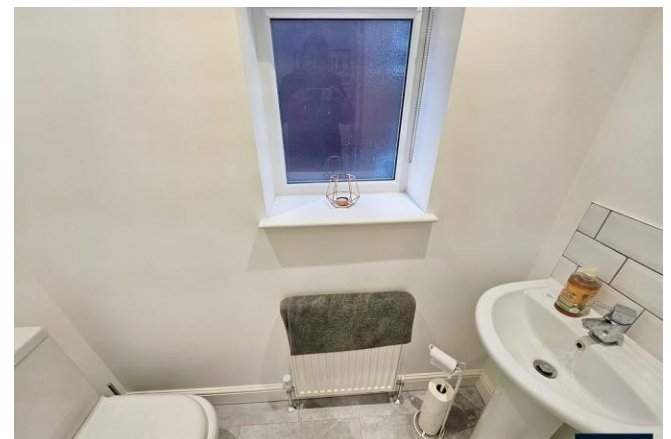
17' 2" x 8' 4" (5.23m x 2.54m)

Spacious double room with access to an en-suite shower room

EN SUITE SHOWER ROOM

8' 6" x 4' 6" (2.59m x 1.37m)

Fitted with a three piece suite which comprises of a walk in shower enclosure, with tiled walls, W.C. and wash basin. Vinyl flooring.



BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m)

Double room

BEDROOM THREE

11' 5" x 9' 9" (3.48m x 2.97m)

Double room.

BEDROOM FOUR

8' 9" x 6' 6" (2.67m x 1.98m)

Single room.

FAMILY BATHROOM

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted with a three piece white suite which comprises of a bath with shower over and glass screen, W.C. and wash basin. Part tiled walls and vinyl flooring. Chrome heated towel rail.

EXTERIOR

Externally there is a block paved driveway to the front which provides private parking, electric car charging point and access to the garage (storage only). A pedestrian path leads round to the rear garden which has paved and artificial lawns and a metal storage shed.

DIRECTIONS

From our Birkenshaw Office head south east on Old Lane then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane, continue on Whitechapel Road then turn left onto Kenmore Road then left onto Whitcliffe Road, right onto Grange Road then left onto Peaseland Avenue, then right onto Peaseland Road then right again onto Peaseland Close where the property will be found on the left.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

