



Full Description

DESCRIPTION

Only by internal inspection can one truly appreciate this recently refurbished modern three bedroomed end town house with uPVC double glazing and gas fired central heating. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, downstairs WC, lounge, dining/kitchen, three bedrooms, en-suite to master bedroom, house bathroom. To the front of the property is a small grassed area with borders and shrubs. To the rear of the property is an enclosed garden with artificial grass, decked patio area ideal for outside entertaining, access to a single garage with driveway plus two further allocated parking spaces. CCTV camera system.

ENTRANCE HALL

Composite part glazed front door leading into entrance hall with doors leading off into the lounge, WC and stairs leading to the first floor landing.

DOWNSTAIRS WC

Fitted with modern white suite comprising low flush WC, pedestal hand wash basin.

LOUNGE

13' 4" x 17' 7" (4.06m x 5.36m)

Spacious room with wall mounted electric fire, built in storage drawers, doorways leading into the kitchen/diner, under stairs storage.

DINING/KITCHEN

16' 9" x 10' 3" (5.11m x 3.12m)

Fitted with modern wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, Lamona four ring electric hob and oven, breakfast bar, built in dishwasher, space for washing machine and fridge freezer, patio door leading into rear garden.

LANDING

With stairs leading to the first floor landing with doors leading to three bedrooms, house bathroom, boarded loft access with loft ladder.

MASTER BEDROOM

10' 5" x 10' 3" (3.18m x 3.12m)

Double bedroom leading into the en-suite bathroom.

EN-SUITE BATHROOM

10' 5" x 2' 10" (3.18m x 0.86m)

Fitted with modern suite comprising low flush WC, inset hand wash basin with vanity unit, heated chrome towel rail, shower cubicle.

BEDROOM TWO

8' 8" x 9' 11" (2.64m x 3.02m)

Double bedroom with built in sliding wardrobes.



BEDROOM THREE

7' 6" x 6' 8" (2.29m x 2.03m)

Large single room.

HOUSE BATHROOM

6' 0" x 6' 10" (1.83m x 2.08m)

Fitted with modern suite comprising inset hand wash basin with vanity unit, inset toilet, panelled bath with mixer tap, partially tiled walls.

EXTERIOR

To the front of the property is a small grassed area with borders and shrubs, to the rear is a large enclosed garden with artificial grass and decked patio area ideal for outside entertaining, access to the single garage with driveway plus two further allocated parking spaces, gated access to rear garden from the front of the property, security lighting to the front and rear.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane then left onto Bradford Road then right onto Parkside then left onto Hightown Road then right onto Halifax Road then turn right onto Cuniver Court where the destination will be found on the left.

ADDITONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

