



Mazebrook Crescent, Hunsworth,

£220,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * MODERN KITCHEN & BATHROOM *
* WELL PRESENTED THROUGHOUT * CONSERVATORY * GARDENS * GARAGE * PARKING *

Excellent opportunity to purchase this two bedroom, two bathroom semi detached bungalow.

Situated in this desirable location, the property has been updated by the current owner and benefits from a modern fitted kitchen, bathroom and garden to the rear.

The property would make an ideal purchase for anybody downsizing and boasts pleasant walks near by.

Briefly comprising entrance hallway, lounge, dining kitchen, conservatory, bedroom and a house bathroom. To the first floor there is a master bedroom and shower room.

To the outside there are gardens to front and rear, together with a driveway leading to a single garage.



Entrance Hall

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Lounge

13'10" x 11'10" (4.22m" x 3.61m")

Radiator.

Dining - Kitchen

19'1" x 9'1" max (5.82m" x 2.77m" max)

Modern fitted kitchen having a range for a wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated fridge freezer, plumbing for auto washer, radiator and patio doors.

Conservatory

8'11" x 9'2" (2.72m" x 2.79m")

French doors leading to rear.

Bedroom One

11'10" x 9'10" (3.61m" x 3.00m")

Modern fitted wardrobes and radiator.

First Floor Landing

Bedroom One

11'8" x 11'7" (3.56m" x 3.53m")

Built in wardrobes and radiator.

Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and velux window.

Exterior

To the outside there is a driveway leading to a single garage with an artificial lawn and patio to rear.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, turn right onto Drub Ln, right onto Mazebrook Ave, right onto Mazebrook Cres and the property will be seen displayed via our For Sale board.

Council Tax Band

C

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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