



## Hunsworth Lane, Hunsworth

### Offers Over £250,000

- \* EXTENDED END TOWN HOUSE \* THREE GOOD SIZED BEDROOMS \* BEAUTIFULLY PRESENTED \*
- \* FAMILY LIVING KITCHEN \* FULLY MODERNISED \* WELL MAINTAINED GARDENS \*
- \* DOUBLE DRIVE \* GARAGE \* CONVENIENTLY LOCATED FOR AMENITIES & TRANSPORT LINKS \*

Welcome to this stunning extended end town house, perfectly situated on a desirable corner plot.

This beautifully presented property boasts three spacious bedrooms, making it an ideal space for FTB/young family seeking comfort and style. Step inside to discover a generous family living kitchen that serves as the heart of the home, offering ample space for both cooking and entertaining. The property has been fully modernised throughout to a high standard. The interiors are bright and airy, creating a warm and inviting atmosphere.

Ideally located for Cleckheaton's amenities, shops and excellent motorway links.

Outside, the well-maintained gardens provide a tranquil retreat, perfect for relaxation or outdoor gatherings. Additionally, the property includes a convenient double driveway and garage, providing ample parking and storage solutions.

Don't miss the opportunity to make this exceptional property your own!







### Entrance Vestibule

With radiator.

### Lounge

13'2" x 12'8" (4.01m x 3.86m)

With living flame gas fire in marble fireplace surround, radiator, double glazed window.

### Family Living Kitchen

22'3" x 13'2" (6.78m x 4.01m)

Modern fitted living kitchen having a range of wall and base units incorporating sink unit, tiled splashback, breakfast bar, integrated dishwasher, oven, hob and extractor fan, velux window, French doors to rear.

### Dining Area

With living flame log effect gas fire in chimney breast, radiator, two understairs storage cupboards.

### Orangery

17' x 8'7" (5.18m x 2.62m)

With a feature panelled wall, radiator and French doors to rear.

### First Floor

With double glazed window and loft area.

### Bedroom One

10' max x 11'5" (3.05m max x 3.48m)

With built in wardrobes, radiator and double glazed window.

### Bedroom Two

10'8" x 11'4" (3.25m x 3.45m)

With built in wardrobes, radiator and double glazed window.

### Bedroom Three

7'8" x 6' (2.34m x 1.83m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath with electric shower over, pedestal wash basin, towel radiator, double glazed window, tiled walls and floor.





### Exterior

To the outside there is an Indian stone flagged patio, artificial lawn to the rear with established borders. Well maintained and stocked front garden with an ornamental water feature. There is a double driveway leading to a single garage. 3 double power points to rear and side, double power point to front.

### 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, left onto Hunsworth Ln and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B





# Hunsworth Lane, BD19

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft

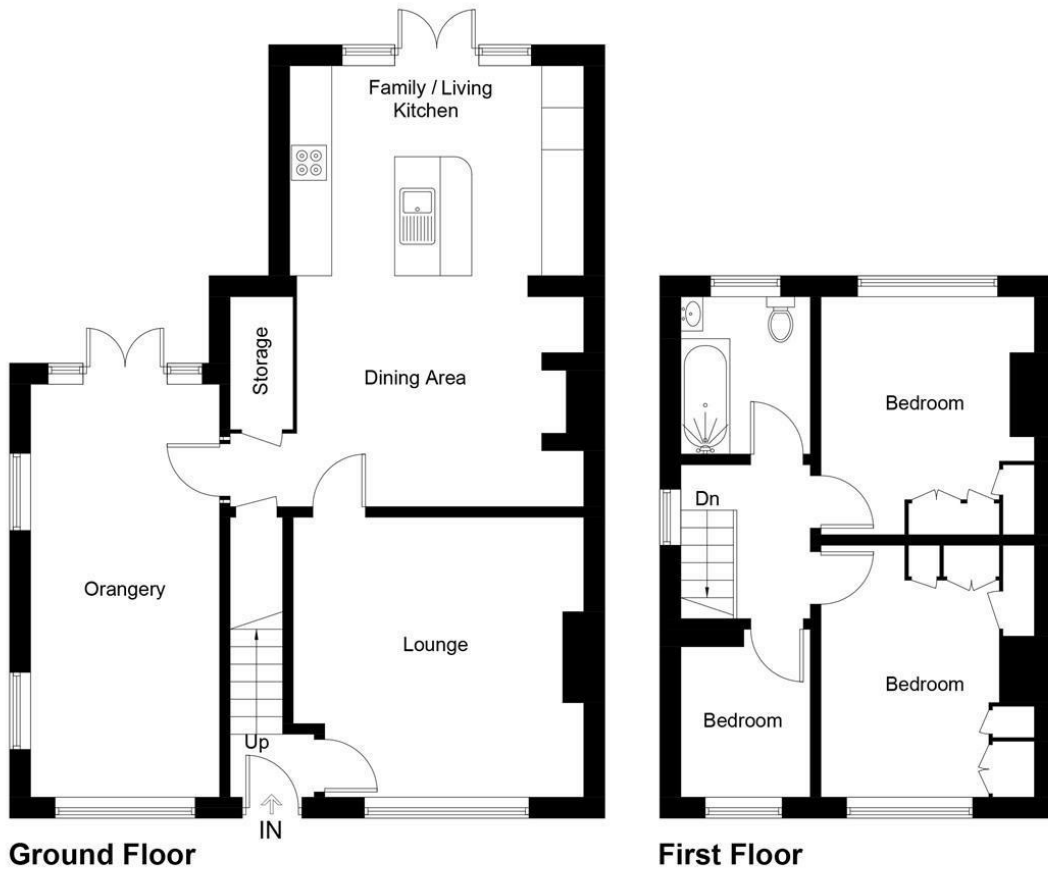
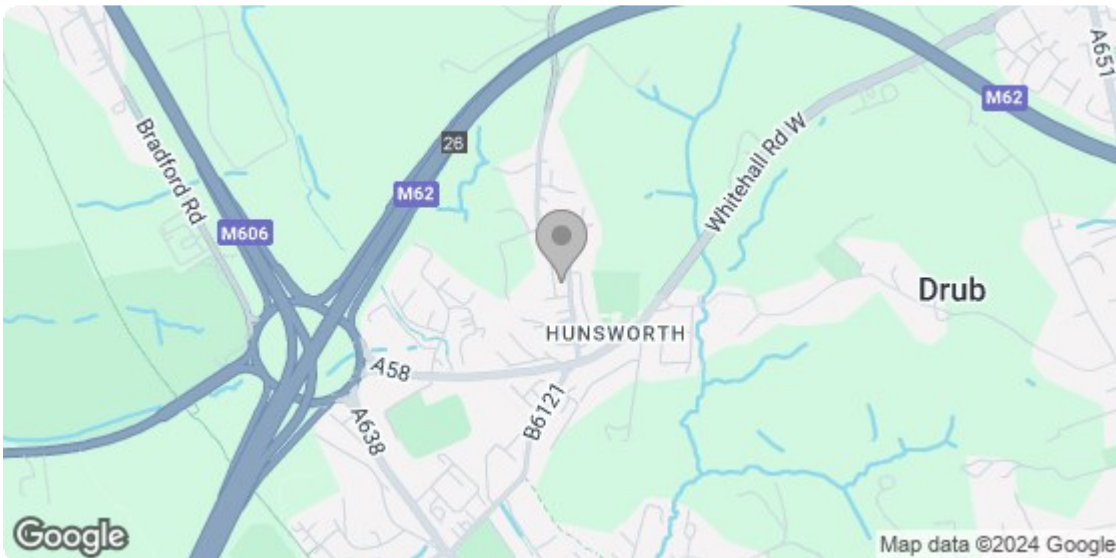


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130022)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		72	83

**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.

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