



Oak Rise, Hunsworth,

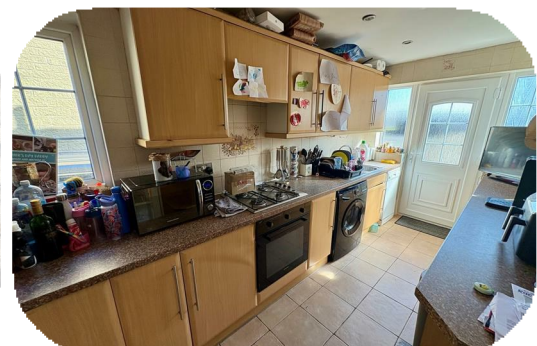
£240,000

* DETACHED * THREE BEDROOM * FAMILY SIZED * CLOSE TO AMENITIES *
* GARDENS * DRIVE * GARAGE *

Superb family sized three bedroom detached property, located in the heart of Hunsworth village and within walking distance of the local pub, village schools and nursery, with stunning walks on your doorstep.

Benefits from two reception rooms, gas central heating, double glazing, gardens and a driveway leading to a garage. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

Located minutes from the M62 & M606 and allowing easy access to both Bradford and Leeds City Centre. To the outside there are gardens to front and rear, together with a driveway leading to a single garage.



Entrance Hall

Lounge

14'5 x 12'1 (4.39m x 3.68m)

Electric fire with fireplace surround, central heating radiator and double glazed window.

Dining Room

10'8 x 7'8 (3.25m x 2.34m)

French doors leading out to rear garden and central heating radiator.

Kitchen

6'9 x 14'7 (2.06m x 4.45m)

Fitted wall and base units with Stainless Steel sink unit and tiled splashback and floor. Gas hob, oven and plumbing for washing machine and dishwasher. Double glazed window, central heating radiator and UPVC door leading to rear garden.

First Floor

Useful storage cupboard and double glazed window.

Bedroom One

9'1 x 14'8 (2.77m x 4.47m)

Central heating radiator and double glazed window.

Bedroom Two

7'7 x 11'3 (2.31m x 3.43m)

Central heating radiator and double glazed window.

Bedroom Three

9'7 x 5'8 (2.92m x 1.73m)

Central heating radiator and double glazed window.

Bathroom

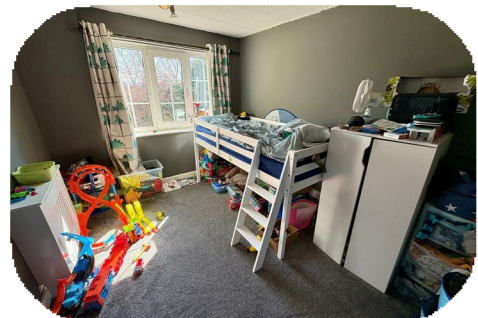
Four piece suite comprising of; low flush WC, hand wash basin, corner bath and shower cubicle. Central heating radiator and double glazed window.

Externally

Garden, driveway and garage.

COUNCIL TAX

Band C.



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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