



## Hunsworth Lane, Hunsworth

### Offers In Excess Of £185,000

\* END COTTAGE \* TWO DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* POPULAR LOCATION \* IDEAL STARTER HOME \* PARKING SPACE \*

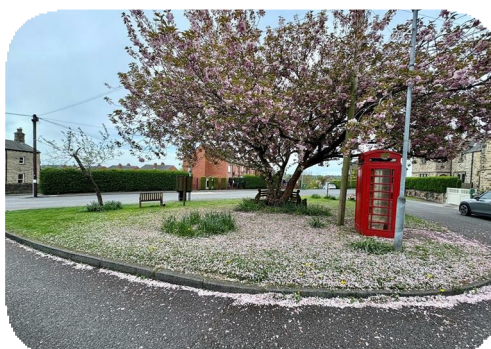
Overlooking The Green in Hunsworth Village is this deceptively spacious end cottage property.

Superbly presented throughout to offer 'ready to move into' accommodation.

The property would appeal to a FTB/Young Couple and boasts a modern fitted kitchen, en suite shower room and parking space to the rear.

Located in the heart of Hunsworth village and within walking distance of the local pub and easy reach of excellent motorway links. Briefly comprising entrance vestibule, lounge, dining room, kitchen and utility room. There are two double first floor bedrooms (master having en suite bathroom) and a shower room.

To the outside there is a parking space to the rear.





### Entrance Vestibule

With radiator.

### Lounge

13'3" x 13'6" (4.04m x 4.11m)

With radiator and double glazed window.

### Dining Room

16'7" x 10'5" (5.05m x 3.18m)

With wood flooring, two radiators and two double glazed windows.

### Kitchen

16'5" x 5'7" (5.00m x 1.70m)

Modern fitted kitchen having a range of wall and base units incorporating Belfast style sink unit, granite works surfaces, range style cooker and extractor hood over, double glazed window, radiator and understairs storage.

### Utility

With fitted base units incorporating plumbing for auto washer, radiator, double glazed window, tiled floor.

### First Floor

#### Bedroom One

10'6" x 14'8" (3.20m x 4.47m)

With radiator and two double glazed windows. En-Suite bathroom;

#### En Suite Bathroom

Modern three piece suite comprising roll top bath, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator and double glazed window.

#### Bedroom Two

14'7" x 8'11" (4.45m x 2.72m)

With radiator and double glazed window.

#### Shower Room

Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.

### Exterior

To the outside there is a parking space to the rear.





### Directions

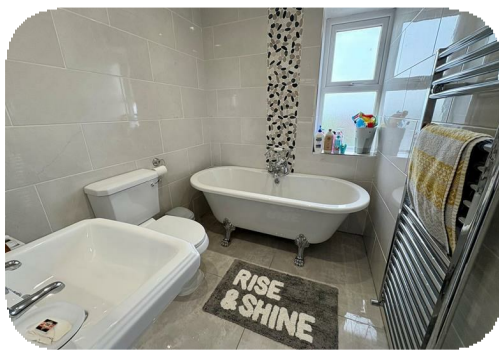
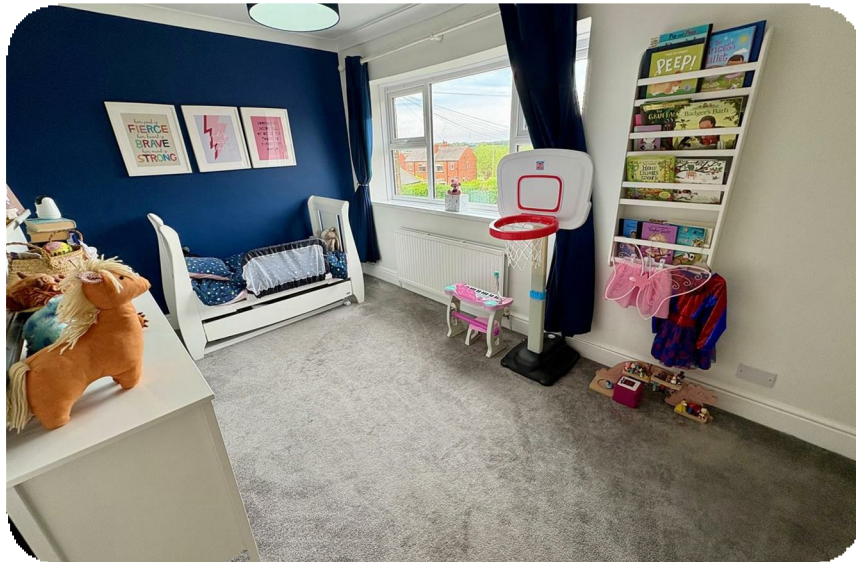
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Hunsworth Ln and the property will shortly be seen displayed via our For Sale board.

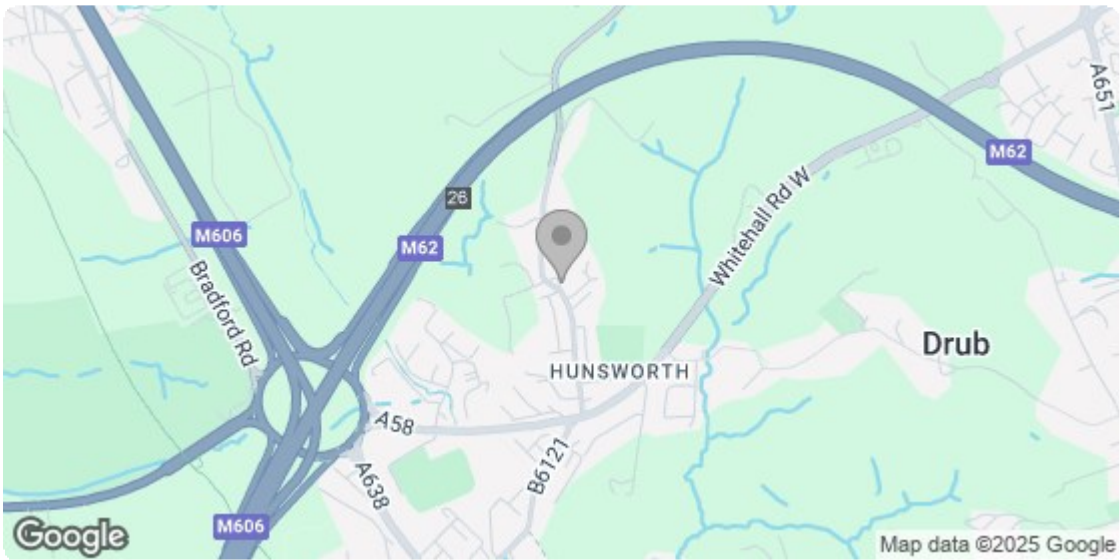
### TENURE

FREEHOLD

### Council Tax Band

A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		

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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