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## 105a Hunsworth Lane

Hunsworth, Cleckheaton, BD19 4DR

£365,000



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# 105a Hunsworth Lane

Hunsworth, Cleckheaton, BD19 4DR

£365,000



\* \* \* 4 / 5 B E D R O O M  
DETACHED\*\*\*HUNSWORTH\*\*\*LARGE FAMILY  
HOME\*\*\*

Not to be missed and only upon an internal viewing will you appreciate the size of property on offer. Located in a HIGHLY DESIREABLE private driveway off Hunsworth Lane, with accommodation which comprises of entrance hallway, cloaks/wc, lounge, conservatory, living kitchen diner, utility, bedroom 5 / dining room all to the ground floor. 4 x bedrooms master with ENSUITE and house bathroom to the first floor. Paved and decked patio areas to the side and rear with far reaching views towards Cleckheaton, ample parking to the front leading to a DOUBLE DETACHED GARAGE.

\*\*\*NOT TO BE MISSED\*\*\*Contact Yorkshire Residential 01274 606167 to arrange a viewing\*\*\*

## Entrance Hallway

Spacious hallway with open spindle staircase leading to first floor, under stairs storage cupboard and radiator.

## Lounge

15'6" x 11'7" (4.72m" x 3.53m")

Electric fire with feature surround, wall lighting, radiator and French doors leading into the conservatory and hallway.

## Conservatory

9'2" x 10'2" (2.79m" x 3.10m")

Laminate wooden flooring, radiator, far reaching

views and French doors leading out to the rear patio area.

## Dining Room / Bedroom 5

12'2" x 9'4" (3.71m" x 2.84m")

Radiator

## Cloak Room

Coat hooks and radiator.

## WC

2 piece suite which consists of a low flush wc, pedestal wash hand basin. Half tiled walls and radiator.

## Kitchen

10'8" x 11'7" (3.25m" x 3.53m")

A range of wall and base units with fitted hob, oven and extractor hood over. Breakfast bar, solid wooden flooring, radiator and opening into the Dining area.

## Dining Area

10'8" x 8'6" (3.25m" x 2.59m")

Matching solid wooden flooring from the kitchen, radiator and French doors leading out to the front of the property.

## Side Entrance / Utility

Matching solid wooden flooring from the kitchen, plumbing for automatic washing machine and radiator.

## Landing

Spacious landing with radiator.

### Double Bedroom 1

11'7" x 11'3" (3.53m" x 3.43m")

Far reaching views and radiator.

### En Suite

3 piece white suite which consists of a low flush wc, pedestal wash hand basin and walk in shower cubicle. Tiled walls and radiator.

### Double Bedroom 2

10'8" x 11'7" (3.25m" x 3.53m")

Laminate wooden flooring and radiator.

### Double Bedroom 3

9'4" x 12'1" (2.84m" x 3.68m")

Far reaching views, radiator and access to the loft via pull down ladder.

### Single Bedroom 4

Storage into the eaves and radiator.

### House Bathroom

9'9" x 4'4" (2.97m" x 1.32m")

3 piece white suite which consists of a low flush

wc, pedestal wash hand basin, panelled bath with shower over and screen. Majority tiled walls and radiator.

### Exterior

Block paved driveway to the front for parking which leads to a double detached garage with excellent storage to the roof space and accessed via a pull down ladder. Power, lighting and single door access to the side. the side and rear have paved and timber decked patio areas with a lovely outlook.



## Road Map



## Hybrid Map



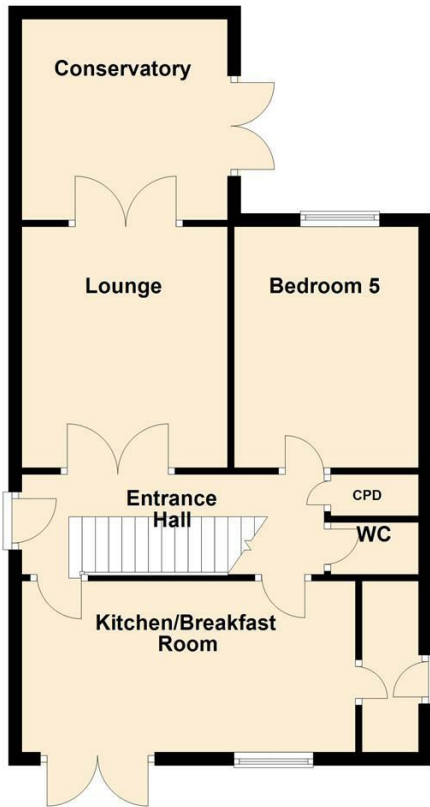
## Terrain Map



## Floor Plan

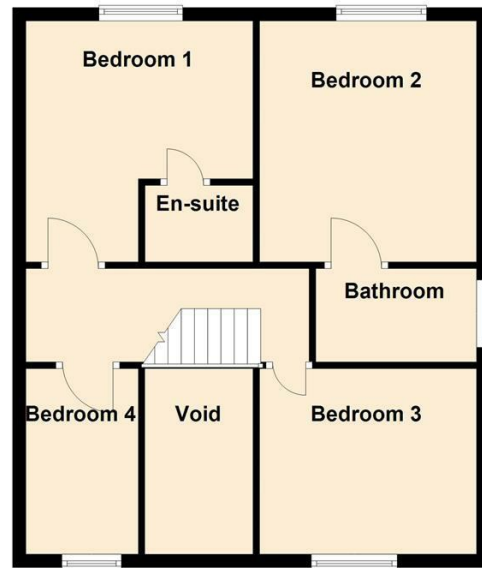
### Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



### First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)

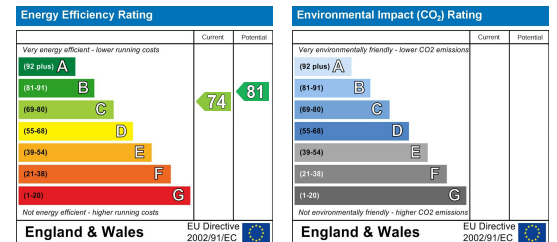


Total area: approx. 111.9 sq. metres (1204.5 sq. feet)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.