



146 Hunsworth Lane

Hunsworth, Cleckheaton, BD19 4DR

£230,000



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****3 BEDROOM SEMI DETACHED**IDEAL YOUNG FAMILY / STARTER HOME**HUNSWORTH VILLAGE****

Not to be missed and realistically priced to sell is this lovely three bedroom semi detached home that must be viewed to be appreciated and benefits from a modern open plan kitchen diner, gated driveway and converted garage space which is ideal for home workers but currently used as a gym. Accommodation which comprises of; entrance hallway, lounge, cloaks / wc, kitchen diner, three first floor bedrooms and house bathroom. Good sized enclosed garden to the rear and off road parking.

*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Entrance Hall

Engineered oak flooring, under stairs storage cupboard, staircase to first floor accommodation and radiator.

Lounge

12'10" x 10'10" (3.91 x 3.30)

Log burning stove set into chimney breast, radiator.

Kitchen Diner

11'6" x 16'7" (3.51m" x 5.05m")

Modern fitted wall & base units with wooden worktops and integrated appliances. Matching flooring from the entrance hallway, radiator and French doors leading to rear of the property.

Landing

Access to the loft space via pull down ladder and is ideal for further storage.

House Bathroom

8'5" x 5'11" (2.57 x 1.80)

Recently fitted three piece white modern suite. Comprising of: Low flush wc, wash hand basin into vanity unit. P shaped bath with shower over and screen. Heated towel rail, fully tiled with under floor heating and blue tooth mirror.

Double Bedroom 1

10'8" x 9'9" (3.25m" x 2.97m")

Radiator.

Double Bedroom 2

11'7" x 8'6" (3.53m x 2.59m")

Fitted wardrobes with sliding door front and radiator.

Single Bedroom 3

6'1" x 6'9" (1.85m" x 2.06m")

Radiator.

Exterior

Electric gated driveway for ample off road which leads to a converted garage which is ideal for home working, storage or currently used as a gym. To the rear is an enclosed garden with decking area and lawned garden.



Road Map



Hybrid Map



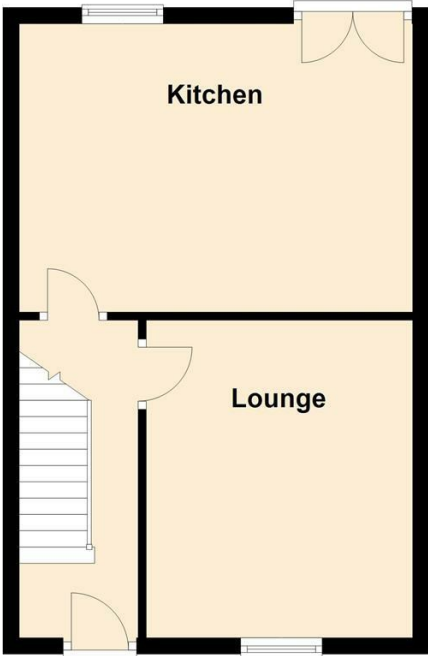
Terrain Map



Floor Plan

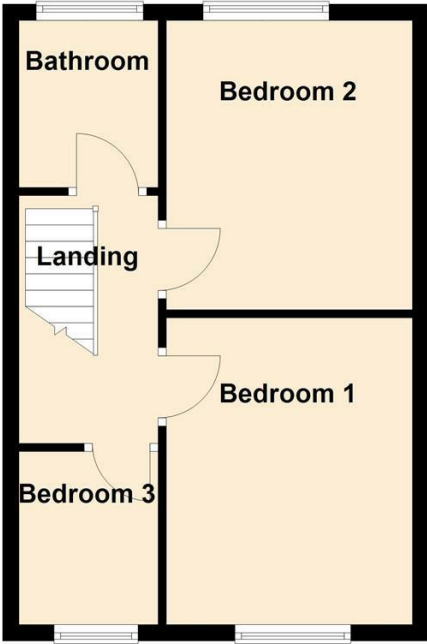
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)

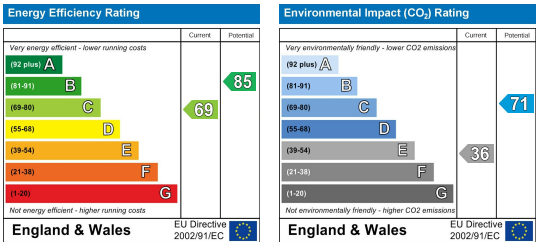


Total area: approx. 72.2 sq. metres (777.3 sq. feet)

Viewing

Please contact our Birkenshaw Office on 01274 470040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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