Sugdens
Sales & Lettings

Hunsworth Lane, Hunsworth

Offers Over £210,000

* IMMACULATE * IMMACULATE * IMMACULATE *
* TOWN HOUSE * THREE BEDROOMS * CONSERVATORY * POPULAR LOCATION *
* MODERN KITCHEN & BATHROOM * GARDENS * PARKING * CLOSE TO MOTORWAY LINKS *
* GREAT STARTER HOME *

Providing 'ready to move into' accommodation, is this stunning three bedroom inner town house.
Benefits from gas central heating, upvc double glazing and alarm system.
Very well presented throughout and briefly comprises entrance, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms and a modern four piece house bathroom with white suite.
To the outside there good sized gardens with patio, together driveway parking for two cars.

Entrance
With radiator.

Lounge
13'1" x 13'6" (3.99m x 4.11m)
With electric stove set in chimney breast, built in audio/display cabinets, radiator.

Conservatory
10'5" x 6'10" (3.18m x 2.08m)
With patio doors to rear garden.

Kitchen
14'6" x 10' (4.42m x 3.05m)
Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge & freezer, plumbing for washer, plumbing for dishwasher, part tiled walls, radiator and French doors to Conservatory.

First Floor

Bedroom One
11'6" x 9'9" (3.51m x 2.97m)
Modern fitted wardrobes, radiator.

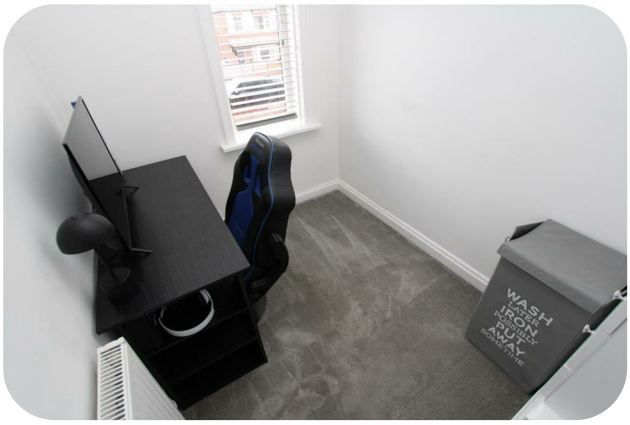
Bedroom Two
10' x 11'5" (3.05m x 3.48m)
With radiator.

Bedroom Three
7'9" max x 5'9" (2.36m max x 1.75m)
With radiator.

Bathroom
Modern four piece white suite, tiled walls and heated towel rail.

Loft
Part boarded. Accessed via a pull down ladder.

Exterior
To the outside there are lawned garden to front and rear with patio, together with a block paved drive for two cars.



Directions

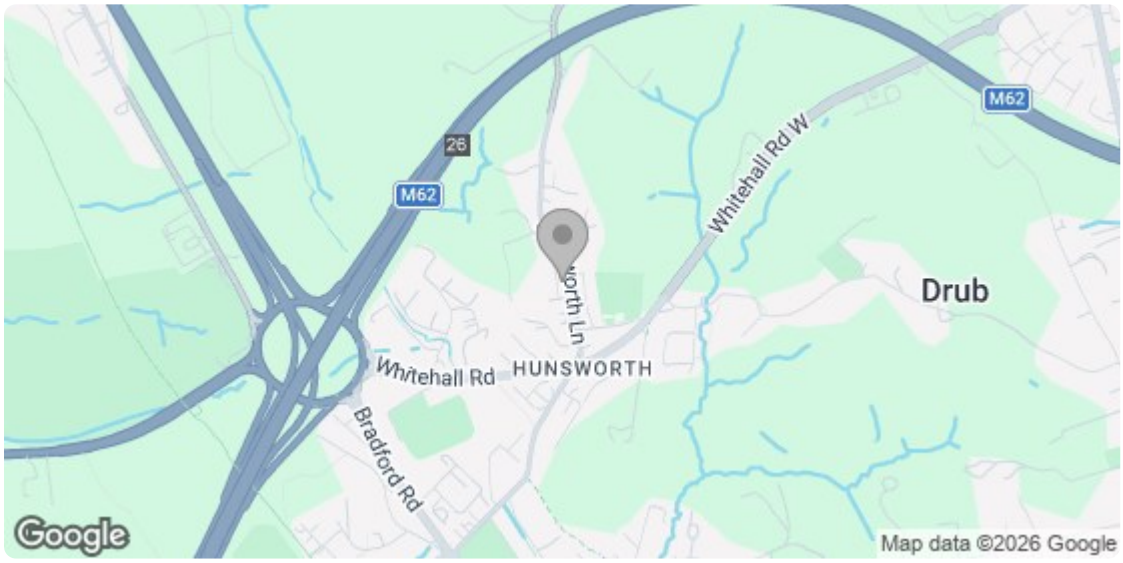
From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd West, left onto Hunsworth Ln and the property will be seen displayed via our For Sale board.

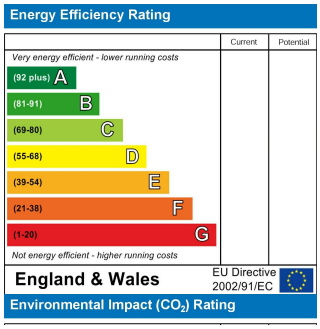
TENURE

FREEHOLD

Council Tax Band

B / Kirklees





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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