



Hunsworth Lane, £260,000

**** DETACHED ** TWO DOUBLE BEDROOMS ** WELL PRESENTED THROUGHOUT ****

**** SPACIOUS ** 20FT LOUNGE DINER ** GARDENS & PARKING ****

This individually designed stone-built detached home enjoys an enviable position in the heart of Hunsworth village, overlooking the village green. Offering surprisingly spacious and beautifully presented accommodation, the property is ideal for first-time buyers, couples or those looking to downsize. Ready to move straight into, the accommodation features a modern fitted kitchen with bi-fold doors together with an impressive 20ft lounge/diner with French doors providing further access to the outside space.

To the first floor are two generous double bedrooms, the principal bedroom benefiting from built-in wardrobes, along with a spacious house bathroom. A particularly generous landing provides additional versatility and could easily accommodate a home office or study area.

Externally, the property is complemented by attractive, low-maintenance gardens and ample off-road parking for two vehicles.

Conveniently positioned for Cleckheaton and the M62 motorway network, the property provides excellent commuter access towards Leeds and Bradford.



Entrance Hall

Radiator.

Lounge / Diner

20'8" x 13'6" (6.30m" x 4.11m")

Feature wall panelling, radiator and bi folding doors leading to garden.

Dinning Area

Useful storage.

Kitchen

14'3" x 8'8" (4.34m" x 2.64m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

14'0" x 9'7" (4.27m" x 2.92m")

Sliding wardrobes and radiator.

Bedroom Two

14'2" x 8'7" (4.32m" x 2.62m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

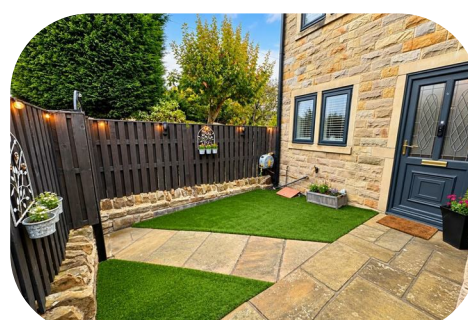
Low maintained landscaped gardens with artifical lawn and patio together with a driveway providing off street parking.

Tenure

FREEHOLD.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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