Sugdens
Sales & Lettings

Hare Park Lane, Hightown,

£230,000

* END TERRACE * THREE BEDROOMS * IDEAL STARTER HOME * POPULAR LOCATION *
* WELL PRESENTED * SEMI-RURAL LOCATION * GARDENS * PARKING *

A charming extended three bedroom end terrace home – ideal for first time buyers or those looking to downsize.
Ideally positioned in a sought after semi-rural location, this beautifully presented three bedroom end terrace offers an appealing blend of traditional character and modern comfort.
The property benefits from an extension, a cosy multi-fuel fire, modern fitted kitchen and house bathroom.
Externally, there is off-road parking together with a pleasant garden to the rear.
Conveniently situated close to the picturesque villages of Roberttown and Hartshead, the property is perfectly placed for enjoying scenic countryside walks and outdoor spaces, while remaining within easy reach of local amenities and transport links.

Entrance Hall
With radiator.

Lounge
11'4" x 15'1" (3.45m x 4.60m)
Having a multi-fuel fire set in chimney breast, radiator and double glazed window.

Dining Kitchen
17'7" x 10'3" (5.36m x 3.12m)
Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, quartz work tops, integrated fridge, dishwasher, microwave, oven, hob, tiled floor, multi fuel fire, patio doors and radiator.

Cellar
With plumbing for an automatic washing machine.

First Floor

Bedroom One
10'3" x 15' (3.12m x 4.57m)
With built in wardrobe, radiator, double glazed window and ornamental fireplace.

Bedroom Two
10'9" x 8' (3.28m x 2.44m)
With radiator and double glazed window.

Bedroom Three
10'7" x 8'9" (3.23m x 2.67m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising P shaped bath. Low suite wc, pedestal wash basin, radiator and double glazed window.

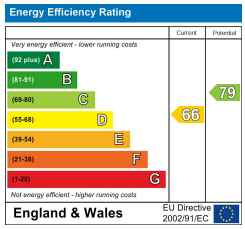
Exterior
To the outside there is a well maintained garden to the rear, together with driveway providing off street parking. There is a summerhouse/bar to the rear with a useful storage space to the side .

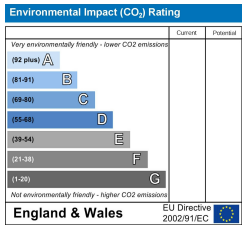
Directions
From our office in Cleckheaton town centre head toward Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, left onto Prospect Rd, turn left to stay on Prospect Rd, Prospect Rd turns right and becomes Tofts Rd, turn right onto Westgate, turn left onto Hightown Rd, continue onto Hare Park Ln.

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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