



## Raikes Lane, East Bierley

**£450,000**

\* DETACHED CHALET STYLE BUNGALOW \* THREE BEDROOMS \* OCCASIONAL ROOM \*

\* SOUGHT AFTER LOCATION \* TWO BATH/SHOWER ROOMS \* GARDEN \* DRIVE \* GARAGE \*

Situated in the highly regarded village of East Bierley, is this three bedroom + occasional room detached chalet style bungalow.

The property is situated in the understandably sought after village of East Bierley and is within walking distance to East Bierley Primary School, Golf Club, Cricket Club and the village green.

Benefits from two bath/shower rooms, conservatory, gas central heating, double glazing and alarm system.

To the outside there is a well maintained garden to the rear with a 15ft summerhouse, driveway and attached garage.





## Entrance

### Hallway

With radiator and useful storage cupboard.

### Lounge/Bedroom Three

12'6" x 12'9" (3.81m x 3.89m)

Having a log effect gas fire in fireplace surround, solid wood flooring, radiator and double glazed window.

### Dining Room

12'9" x 12'9" (3.89m x 3.89m)

With feature fireplace and solid wood flooring.

### Breakfast Kitchen

14'2" x 9'4" (4.32m x 2.84m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit with tiled splashback, work surfaces, range style cooker, integrated fridge/freezer, dishwasher and breakfast bar, two double glazed windows, radiator and useful storage with plumbing for washing machine.

### Conservatory

10'5" x 9'5" (3.18m x 2.87m)

With two radiators and French doors.

### Bedroom One

11'9" x 11'6" (3.58m x 3.51m)

Having modern sliding door wardrobes, radiator and double glazed window.

### Occasional Room

8'5" x 9'2" (2.57m x 2.79m)

Gives access to the first floor. With radiator and double glazed window.

### Bathroom

Modern four piece suite comprising roll top bath, shower cubicle, vanity sink unit, low flush WC, part tiled walls, radiator and double glazed window.

### First Floor

### Bedroom Two

10'2" x 10'9" (3.10m x 3.28m)

With built in wardrobes, radiator and useful storage. En Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising of shower cubicle, low flush WC and vanity sink unit.





### Games Room

15'9" x 9'9" (4.80m x 2.97m)

### Exterior

To the outside there is a well maintained garden to the rear, together with a driveway leading to an attached garage.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Hunsworth Ln, take the sharp left onto South View Rd, continue onto Raikes Ln and the property will be seen displayed via our For Sale board.

### Council Tax

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### TENURE

FREEHOLD



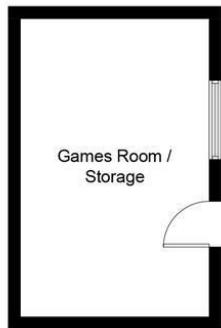
# Raikes Lane, BD4

Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft

(Including Garage)

Game Room / Storage = 15.2 sq m / 164 sq ft

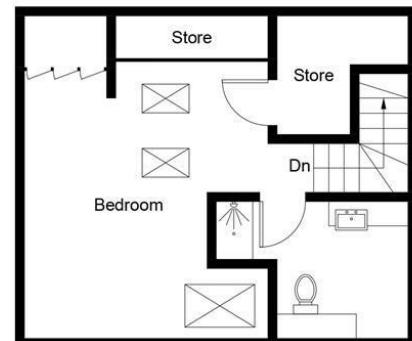
Total = 157.6 sq m / 1697 sq ft



(Not Shown In Actual Location / Orientation)

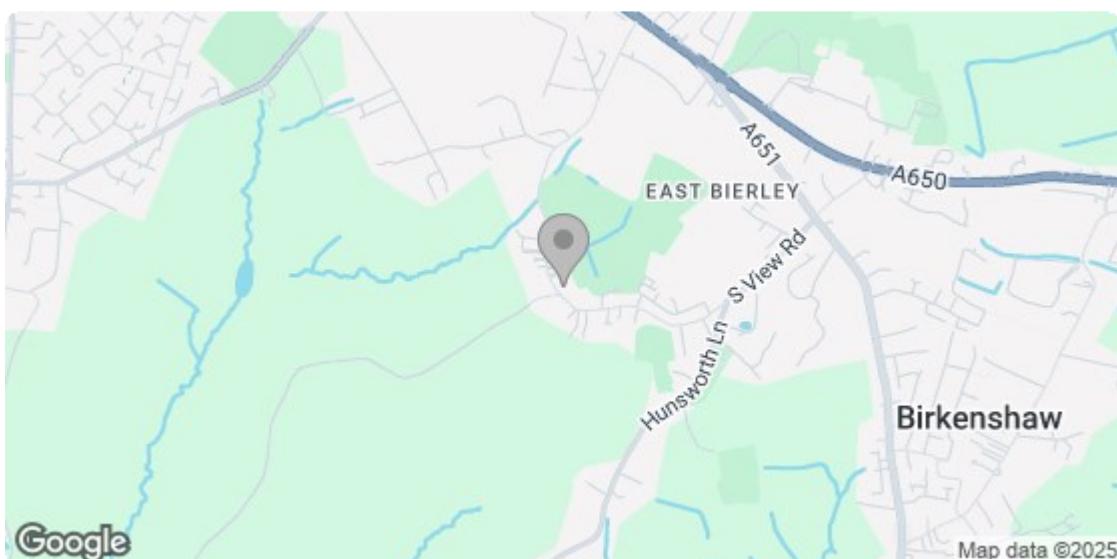


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1134288)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			63
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**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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