Sugdens
Sales & Lettings



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 do 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.



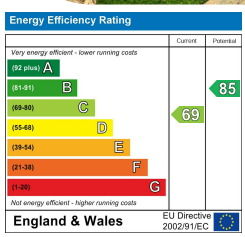
Exterior
Low maintinanced landscaped gardens with artifical lawn and patio together with a driveway providing off street parking.

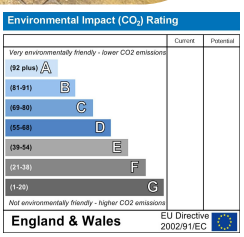


Tenure
FREEHOLD.

Council Tax Band
C

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