



33 Greenroyd Avenue, Hunsworth, Cleckheaton, BD19 4DY

LOVELY VIEWS: Well presented SEMI DETACHED that has enviable OPEN ASPECT VIEWS. Provides 3 BEDROOMS has been subject to an extensive renovation program in recent years. With GARDENS, PARKING AND GARAGE + DOWNSTAIRS WC. Situated in this popular, quiet street off Hunsworth Lane. Ideally located within minutes of "Chain Bar" roundabout (J26/M62) with access to all commuter networks. NO CHAIN and NOT TO BE MISSED.

Asking Price £235,000

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ENTRANCE PORCH Cupboard housing the central heating boiler.

HALLWAY Wood effect flooring.

DOWNSTAIRS W.C.

LOUNGE 13'8" x 12'1" Max (4.17m x 3.68m Max)

Feature fireplace. Wood effect flooring.

KITCHEN DINER 17'5" x 10'8" (5.3m x 3.25m)

Well equipped kitchen with a range of wall and base units, work tops and sink unit. Built in cooker, hob and extractor fan. Tiled flooring.

LANDING

BEDROOM 1 11'8" x 10'2" Max (3.56m x 3.1m Max)

Lovely views

BEDROOM 2 10'8" x 10'5" Max (3.25m x 3.18m Max)

Fitted wardrobes

BEDROOM 3 6'9" (2.06) x 5'6" (1.68) + stairhead

Lovely views.

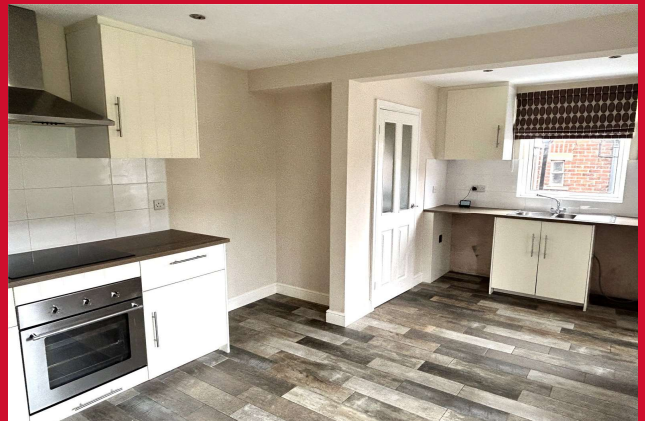
BATHROOM 3 piece white bathroom suite with a shower over the bath.

OUTSIDE Garden to the front with lovely open aspect view and direct access to playing fields. Garden to the back with driveway and garage with door leading to the front garden.

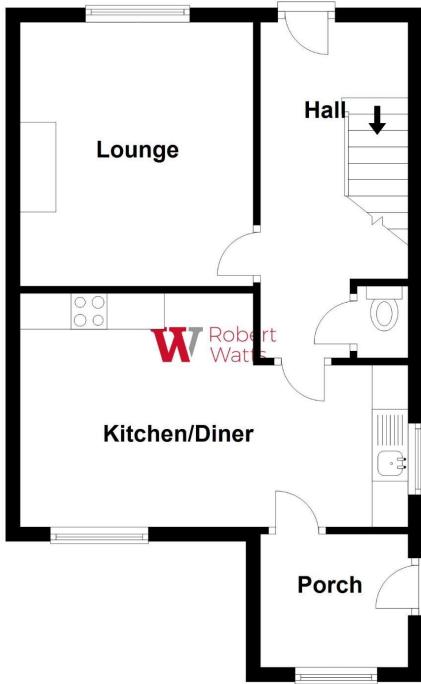
TENURE Freehold

COUNCIL TAX Band C

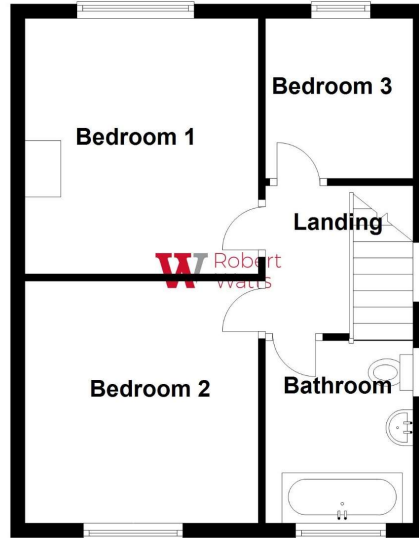
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor

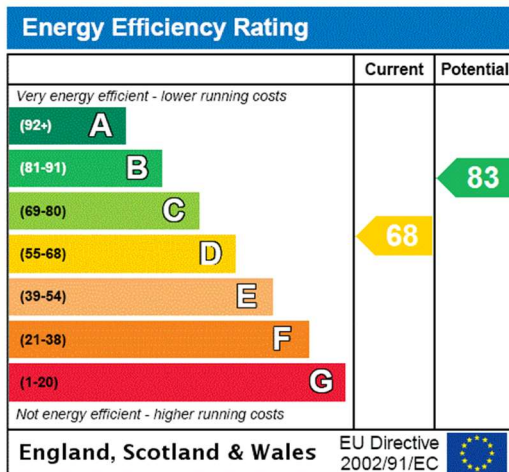


First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

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