



20 Links Avenue, Hunsworth, Cleckheaton, West Yorkshire, BD19 4EG

NO CHAIN: Well presented Semi Detached that is situated in this lovely cul de sac location. Provides 3 bedrooms, with conservatory that backs onto the garden. Ideally situated within minutes of "Chain Bar" roundabout (26/M62) and all commuter routes. Available with immediate possession.

The accommodation comprises: Entrance Hall, Lounge, Dining Kitchen, Conservatory, 3 Bedrooms & Bathroom,

Asking Price £234,000

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ENTRANCE HALL

LOUNGE 13' x 12' (3.96m x 3.66m)

Feature wood burner stove. Laminate flooring. Useful understairs storage cupboard.

DINING KITCHEN 15' x 8' (4.57m x 2.44m)

Well equipped, part recently upgraded kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Integrated fridge and freezer. Sliding uPVC patio doors leading to:-

CONSERVATORY (IN UPVC) Lovely Conservatory backing onto the garden with uPVC French doors leading to the garden.

LANDING

BEDROOM 1 11' x 8'10" max (3.35m x 2.7m max)

Fitted wardrobe.

BEDROOM 2 10' x 8' (3.05m x 2.44m)

BEDROOM 3 6' x 5' (1.83m x 1.52m)

BATHROOM/W.C 3 piece white bathroom suite. Tiled walls and flooring.

OUTSIDE Garden at the front with driveway to side providing parking for up to 2-3 cars, leading to larger than average GARAGE (23'11" x 16') Pleasant garden to the rear.

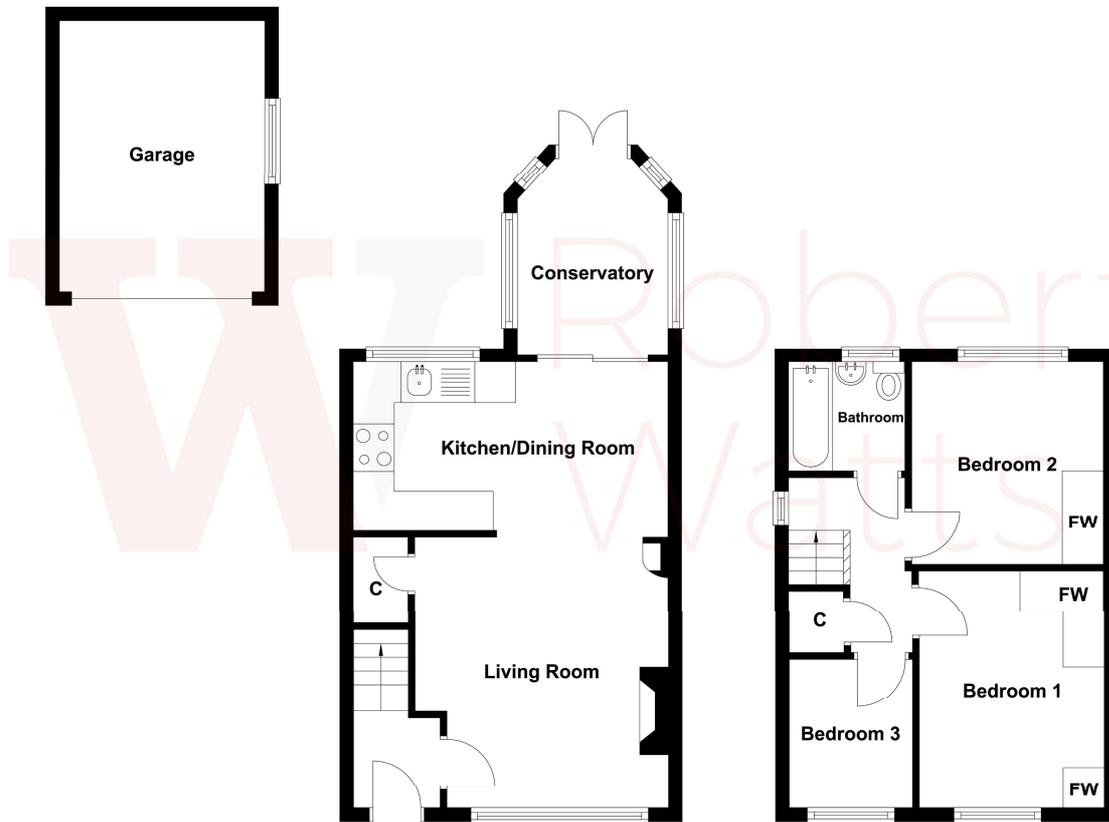
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		