



The Mistle, Lower Lane, Hunsworth Lane, East Bierley, Bradford, BD4 6RN  
Asking Price: £530,000

**The Mistle, Lower Lane, Hunsworth  
Lane, East Bierley, Bradford, BD4  
6RN**

Signature Homes by Robert Watts: Super opportunity arisen to purchase this stunning **STONE BUILT DETACHED CHALET STYLE BUNGALOW**. The house has been significantly **ENHANCED, IMPROVED and ALTERED** in recent years to provide a superior **4/5 BEDROOMED FAMILY HOME**. Situated in this highly desirable rural location, set away from the road and been part of a working farm. Access is via a secure gated property entrance and is minutes from "Chain Bar" roundabout J26/M62, so offers great commuter links. East Bierley village is short drive away, with great local primary school, village pub, cricket club and golf club. Properties of this type are rare to the market and such, viewing is essential.



**Ground Floor**

**Hallway** Open staircase with return leading to the 1st floor.

**Lounge** 23' x 13'1" max (7m x 4m max)  
The main living room, that has been partly split to create an office space. Ideal for home working. Feature stone fireplace/chimney breast with log burner fire. uPVC French doors leading to the garden.

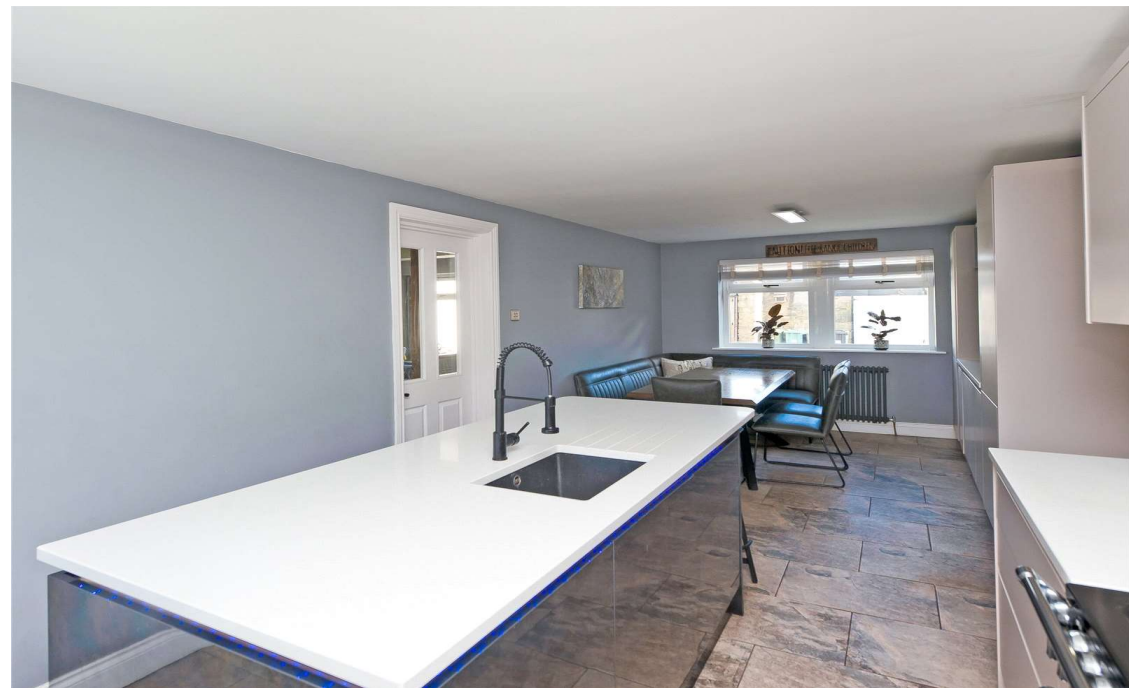
**Kitchen/Family Room** 23' x 10'5" (7m x 3.18m)  
Impressive 23 foot Kitchen/Family room with a superb fitted range of units and appliances. Includes central island/breakfast bar. Range cooker, integrated fridge/freezer and microwave. Tiled flooring. Glass uPVC door to outside, showing the lovely view.

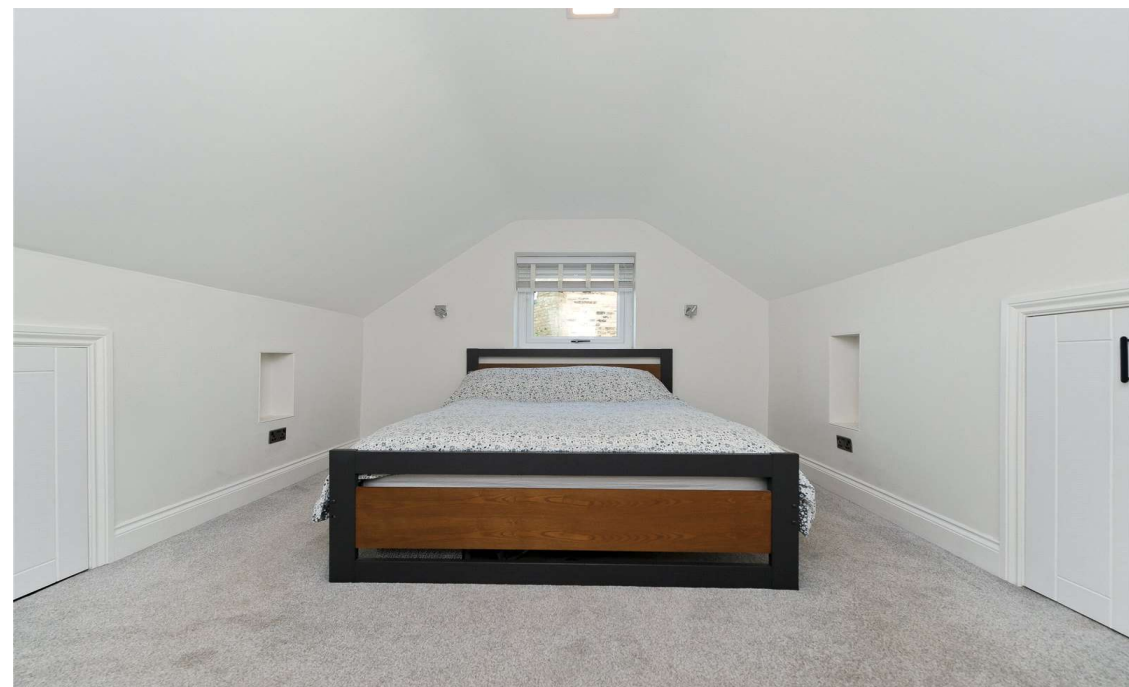
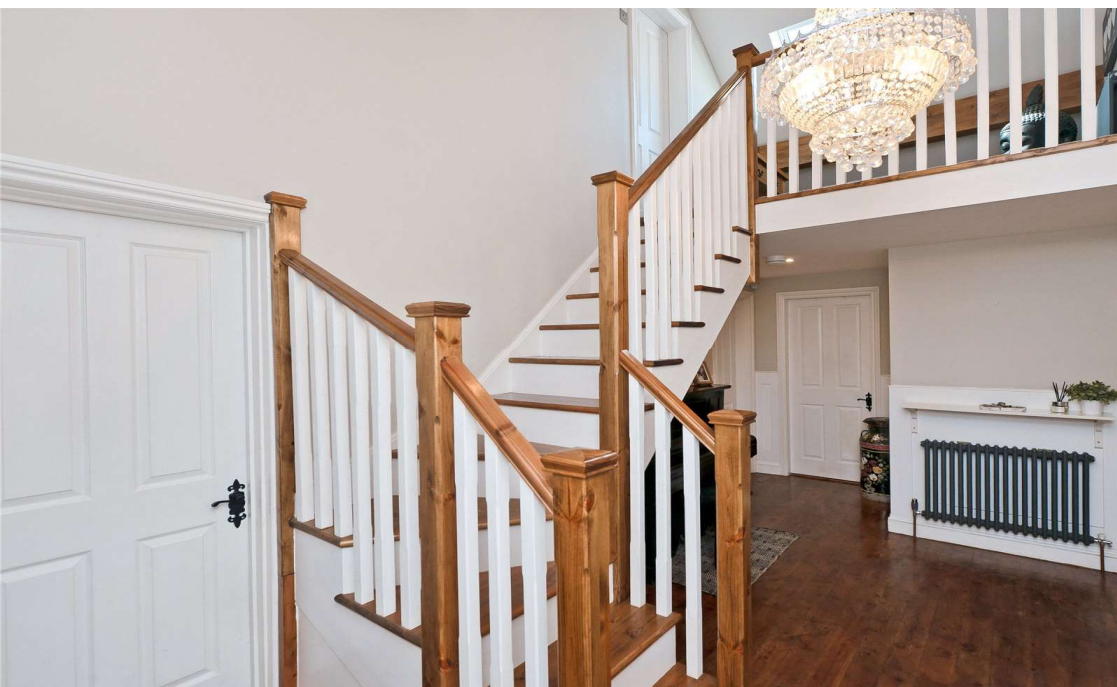
**Utility Room** Utility with base units and worktop.

**Bedroom 3** 13'8" x 10'2" (4.17m x 3.1m)  
Double Bedroom

**Bedroom 4** 12'2" x 10'7" (3.7m x 3.23m)  
Double Bedroom







**Sitting Room/ Bedroom 5 13'7" x 11'8" (4.14m x 3.56m)**

**Good sized room, that can be either a ground floor bedroom or a living room. uPVC French doors.**

**House Bathroom White suite with "roll top" bath and corner shower cubicle.**

**First Floor Landing with Velux roof light.**

**Master Bedroom 13' x 10'7" (3.96m x 3.23m)**  
**1st floor Master Bedroom, with storage to the eaves.**

**En Suite Shower Room 10'2" x 11'8" (3.1m x 3.56m)**  
**Luxurious modern suite, with quality fixture and fittings. Glass corner shower cubicle, vanity sink unit. High gloss tiled flooring. Fitted storage cupboards + eaves. Velux roof light.**

**Bedroom 2 14' x 10'2" (4.27m x 3.1m)**  
**With window to the gable wall providing lovely views.**

**Outside Access via double gates to a courtyard setting, offering ample parking. Garage/Workshop. At the back, pleasant low maintenance garden.**

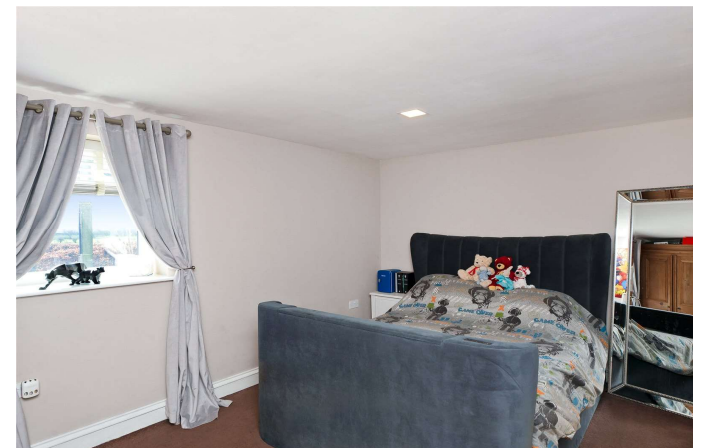
**Location To reach The Mistle, bear off from Hunsworth Lane onto Lower Lane, where there are electric gates to access the rest of Lower Lane and the rest of the properties and farms.**

**Tenure Freehold**

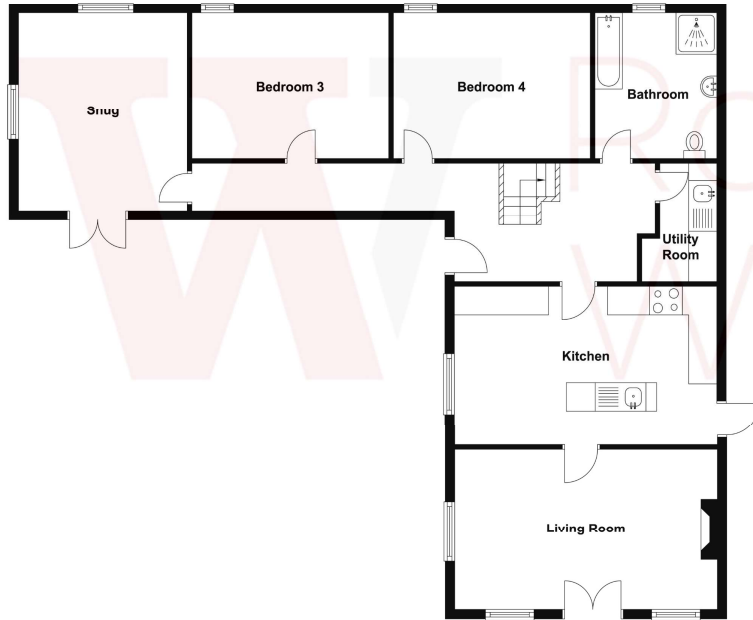
**Council Tax Band Kirklees Council  
Band D**

**IMPORTANT NOTICE**

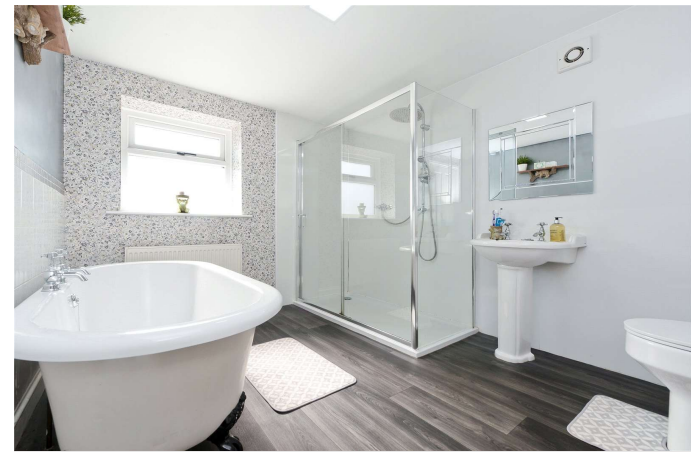
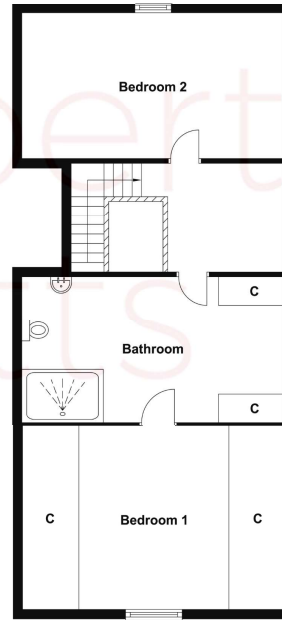
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Ground Floor



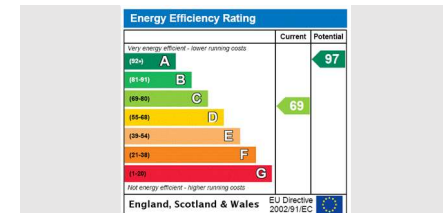
First Floor



AGENTS NOTES:

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.



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