



609 Hunsworth Lane, East Bierley, Bradford, BD4 6PU

Impressive Extended Cottage that offers much charm and character. The property is immaculately presented throughout with quality fixtures/fittings throughout. With a stunning Master Bedroom, with Mezzanine level and En Suite. Situated in this understandably sought after village location. Within walking distance to the playing fields, village green & duck pond. The accommodation comprises: Porch, Lounge, Dining Kitchen, 2 Bedroom, 2 En Suites.

Asking Price £215,000

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ENTRANCE PORCH Composite door. Stone flagged flooring.

LOUNGE 15'11" (4.85) x 13' (3.96) into alcove + open staircase

Attractive fireplace built into chimney breast with stove effect gas fire. Stone flagged flooring.

KITCHEN DINER 17'10" x 13' (5.44m x 3.96m)

Impressive extended kitchen with a range of base and wall units, worktops and sink unit. Range cooker. Underfloor heating. 3 velux roof lights plus Upvc french doors. Stove effect gas fire. Access to cellar.

LANDING Built in storage cupboard

MASTER BEDROOM 12'11" (3.94) x 12' (3.66) + mezzanine

Impressive mezzanine master bedroom with bed to upper level. Built in fitted wardrobes and bedroom furniture to lower level.

EN SUITE BATHROOM 3 Piece modern white bathroom suite. Fitted shower over the bath. Vanity sink unit. Heated towel rail.

BEDROOM 2 16' x 5' (4.88m x 1.52m)

Lovely views to the rear. 2 Upvc windows and velux roof light.

EN SUITE SHOWER ROOM /W/C Modern suite with a corner shower cubicle. Tiled walls and flooring, heated towel rail.

OUTSIDE Garden to front. Lovely low maintenance flagged garden to the rear. (with rights of access)

TENURE Please note the property is leasehold. Terms are 999 years from 6th August 1877. So, there is 852 years remaining and there are no fees payable.

COUNCIL TAX BAND Kirklees Council

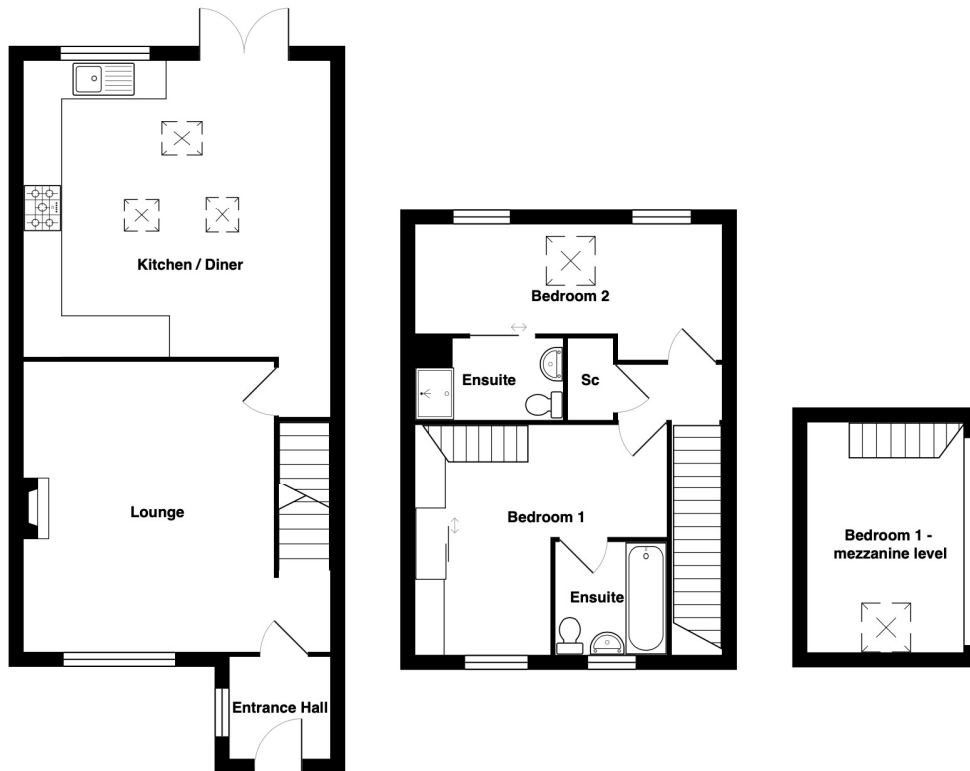
Band B

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Total Area: 92.2 m² ... 993 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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