



48 Kilroyd Avenue, Hunsworth, Cleckheaton, BD19 4ED

EXTENDED: Do not miss out on this really well presented Extended End Terrace House that has been greatly improved in recent years. Having a single storey side extension creating a ground floor bedroom and dining room, now 3 Bedrooms. To the outside, there is a lovely enclosed garden.

Situated in a cul de sac and minutes to "Chain Bar" roundabout (J26/M62), making it ideal for access to all commuter routes.

Asking Price £169,950

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LOUNGE 13'9" (4.2) x 10'8" (3.25) + chimney breast

Feature fireplace with gas fire.

DINING ROOM 9'2" x 6'7" (2.8m x 2m)

Extended dining room with Velux roof light.

GROUND FLOOR BEDROOM 3 9'11" x 6'7" (3.02m x 2m)

KITCHEN 12' x 5'3" (3.66m x 1.6m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob.

LANDING Access to loft with ladder.

BEDROOM 1 13'9" max x 7'7" (4.2m max x 2.3m)

BEDROOM 2 12' x 7'3" (3.66m x 2.2m)

BATHROOM/W.C. 6'1" x 5'5" (1.85m x 1.65m)

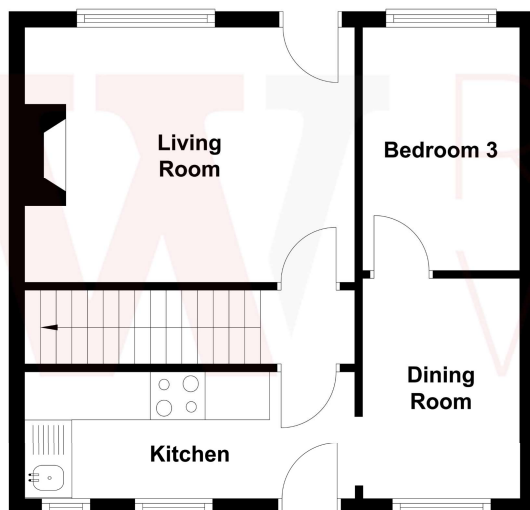
Modern white bathroom suite. Built in WC and Vanity sink unit. Tiled walls. Heated towel rail.

OUTSIDE Garden at the front that offers potential to create a driveway, which would provide ample parking. Lovely enclosed low maintenance garden at the back.

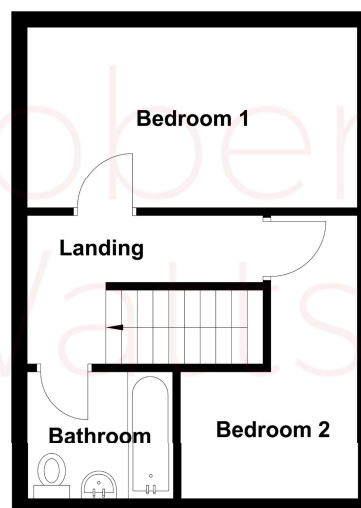
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

