



## **15 Marsland Court, Hunsworth, Cleckheaton, BD19 4DB**

Well presented TOWN HOUSE that we feel would make an ideal buy for first time buyers. The house is situated on this ever popular cul de sac development and provides 2 BEDROOMS. Ideally located close to "Chain Bar" roundabout (J26/M62), so easy for transport links. VIEWING IS ESSENTIAL.

**Asking Price £155,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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# 15 Marsland Court, Hunsworth, Cleckheaton, BD19 4DB

## ENTRANCE HALL

### LOUNGE 14'2" x 9'4" (4.32m x 2.84m)

Attractive feature fireplace with gas fire. Useful storage cupboard.

### KITCHEN 12'6" x 8'7" (3.8m x 2.62m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. uPVC French doors leading to the garden.

## LANDING

### BEDROOM 1 12'8" x 9'3" (3.86m x 2.82m)

Built in wardrobes.

### BEDROOM 2 9'9" x 6'3" (2.97m x 1.9m)

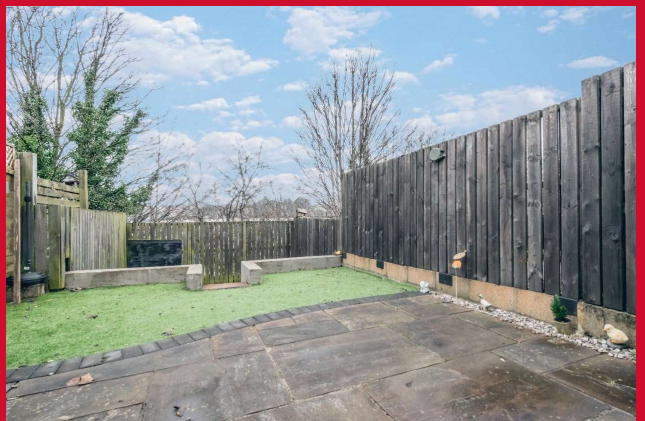
**BATHROOM/W.C** 3 piece white bathroom suite with shower over the bath. Tiled walls and flooring. Heated towel rail.

**OUTSIDE** Cul-de-sac position. Pleasant, lawned garden to rear.

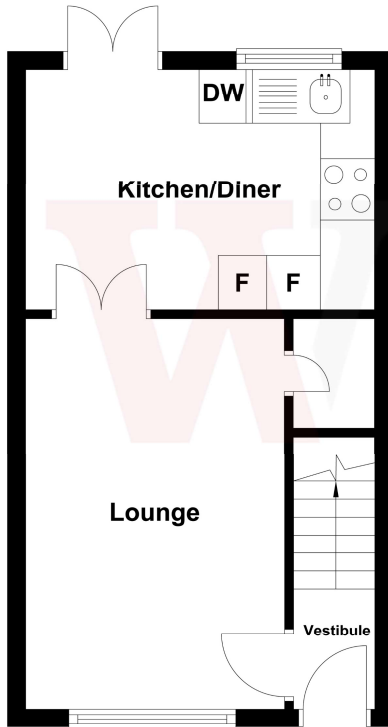
**TENURE** Freehold

**COUNCIL TAX BAND** B - Kirklees

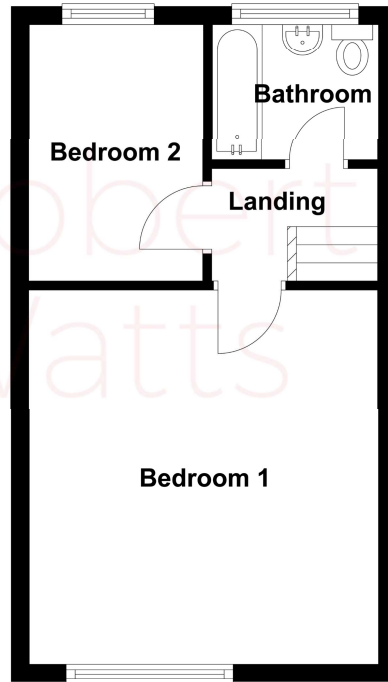
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	