



32 Links Avenue, Hunsworth, Cleckheaton, BD19 4EG

This IMMACULATELY PRESENTED semi detached home situated on this popular cul-de-sac is sure to impress. Offering a STYLISH & CONTEMPORARY FINISH which has been fully refurbished by the current owners, it makes a great home for FTB's or families and is situated close to M62, the local amenities and schools and is a short distance from Hunsworth village. Comprising hall, lounge, dining room, modern kitchen, three first floor bedrooms and modern bathroom. To the front is a lawned garden with driveway for off street parking leading to a detached single garage with pleasant landscaped, low maintenance garden to the rear. Benefiting from uPVC DG, GCH & Alarm. EPC - D.

Asking Price £210,000

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ENTRANCE HALL Timber flooring.

LOUNGE 13'5" x 12'2" max (4.1m x 3.7m max)

Oak skirting's and architraves plus USB electrical sockets. Wall mounted TV point and open to....

DINING ROOM 8'6" x 8'2" (2.6m x 2.5m)

French doors leading onto garden.

This room offers a super opportunity to remove the partition wall between the kitchen and dining room to create open plan dining kitchen, subject to obtaining the necessary building regulations.

KITCHEN 8'6" x 6'11" max (2.6m x 2.1m max)

Recently fitted wall and base units with a cream gloss finish and worktops and inset sink unit with drainer and mixer tap. Integral electric oven and four ring induction hob plus extractor and microwave. Plumbing for auto washer. Useful pantry.

FIRST FLOOR Storage cupboard.

BEDROOM ONE 11'10" x 8'10" max (3.6m x 2.7m max)

Spot lights and wall mounted TV point.

BEDROOM TWO 10'6" x 9'2" (3.2m x 2.8m)

BEDROOM THREE 7'3" x 6'3" max (2.2m x 1.9m max)

With bulkhead cupboard.

BATHROOM Modern three piece suite comprising of integral rain forest head shower and glazed shower screen over P-shaped bath. Vanity sink and WC plus tiled walls and floor and chrome wall mounted towel heater.

EXTERIOR The property benefits from a lawned garden to the front and driveway to the side for off street parking leading to single detached garage. Landscaped enclosed artificial lawned garden to rear with paved patio which is a lovely area to entertain.

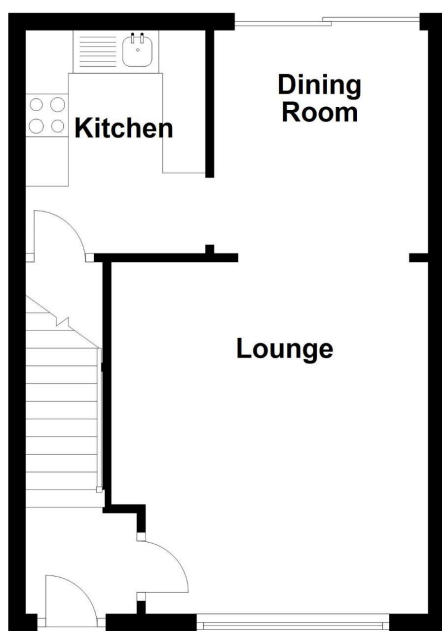
Please note there is a long standing planning application to build houses on the land opposite and we would recommend that all interested parties make their own enquiries on this before proceeding.

Freehold
Council Tax Band B
EPC - D

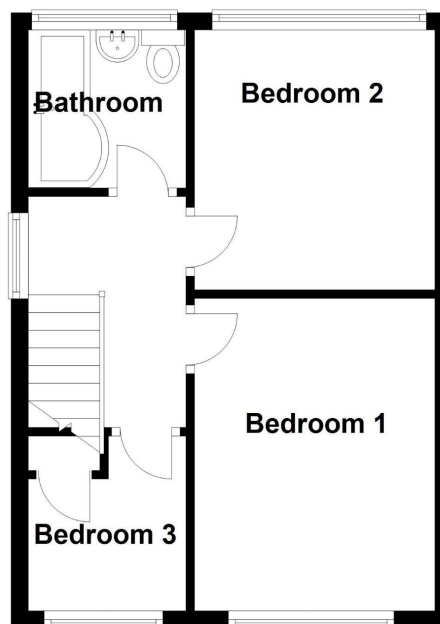
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.