



36 Hunsworth Lane, Cleckheaton, West Yorkshire, BD19 4EF

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information.

Offered for sale at a **REALISTIC VALUE** and rare to the market is this two bedroom semi detached bungalow. Offered with **NO CHAIN** and situated in this handily accessible location offering easy access to the local amenities and the M62, it does require some re-modernisation but is priced to reflect and has been well maintained with a recently fitted bathroom. Occupying a slightly elevated position, it further comprises porch, lounge, kitchen, two good sized bedrooms, lawned garden to the front and sizeable well stocked lawned to the rear. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £159,995

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SIDE PORCH

KITCHEN 11'6" x 10'6" max (3.5m x 3.2m max)

Modest range of wall and base units incorporating contrasting work top, sink and mixer tap. Cooker point and plumbing for auto washer. Cupboard housing boiler.

LOUNGE 14'5" x 11'10" max (4.4m x 3.6m max)

With bay window giving good natural light.

BEDROOM ONE 12'6" x 12'2" (3.8m x 3.7m)

Double bedroom.

BEDROOM TWO 10'2" x 7'7" (3.1m x 2.3m)

Double bedroom.

BATHROOM Recently fitted suite comprising bath, wc and hand wash basin. Chrome heated towel rail.

LOFT Boarded loft with ladder.

EXTERIOR The property is situated on an elevated position and benefits from a good sized, well stocked lawned garden to the rear which offers the potential to extend, subject to planning. Lawned garden to the front with outside tap.

EPC - D

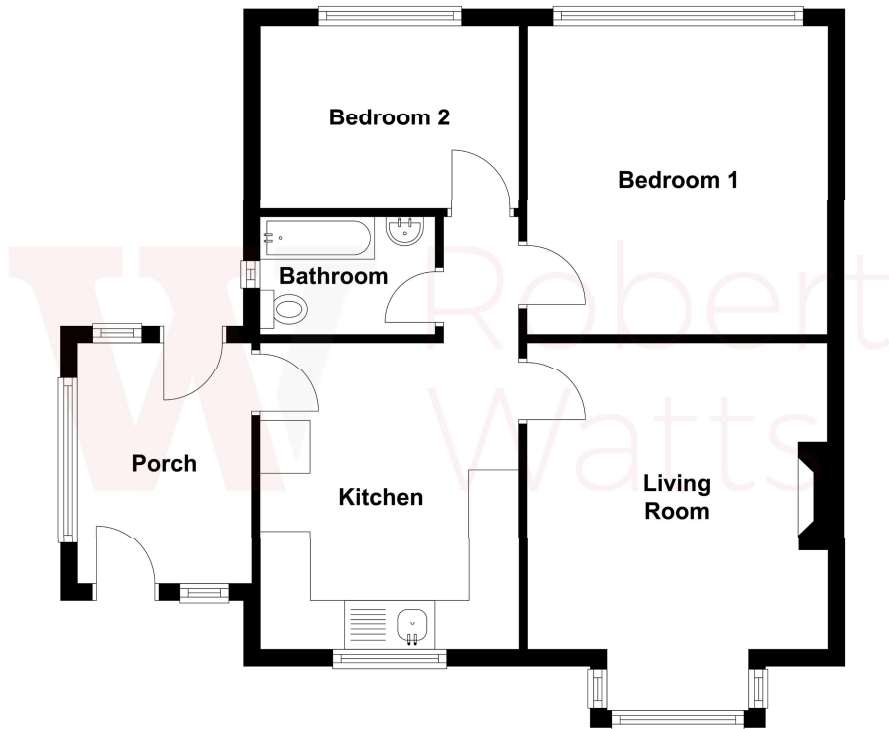
SWIFTMOVE PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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.





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