



139 Hunsworth Lane, Hunsworth, Cleckheaton, BD19 4DR

A great opportunity has arisen to purchase this THREE BEDROOM end terrace house, situated on a GOOD-SIZED PLOT. Located in the ever popular village of Hunsworth, the house has a FAMILY SIZED FOOTPRINT and whilst it requires updating it is priced to sell and offers ample potential to extend (subject to planning).

Comprises hall, lounge, dining kitchen, three good-sized bedrooms and bathroom, with gardens to three sides including a South facing rear garden providing off-street parking and garage. Sold with no chain and benefits from uPVC DG.

Offers in the region of £200,000

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HALLWAY

LOUNGE 13'5" x 13'1" max (4.1m x 4m max)

Fireplace and electric fire.

KITCHEN DINER 16'1" x 10'2" max (4.9m x 3.1m max)

Modest range of wall and base units, worktop, sink, electric cooker point and plumbed for automatic washing machine. Pantry and rear door.

REAR PORCH

BEDROOM ONE 11'10" x 10'2" max (3.6m x 3.1m max)

Double room with fitted robes.

BEDROOM TWO 11'6" x 9'2" + robes (3.5m x 2.8m + robes)

Double room with fitted robes.

BEDROOM THREE 7'10" x 5'11" max (2.4m x 1.8m max)

Including bulk head cupboard.

BATHROOM Three piece suite including WC, basin, bath and storage cupboard housing hot water tank.

EXTERIOR Occupying a good-sized plot with sizable South-facing paved garden with parking area and single detached garage. Lawned gardens to front and side. There is ample potential to extend here subject to obtaining planning permission.

OTHER INFORMATION Please note there is no gas supplied to the house.

Tenure: The house is not yet registered so we cannot confirm Freehold Title until this is obtained.

Council Tax Band: B

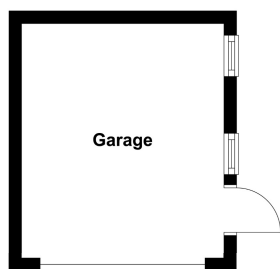
EPC Rating: G

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

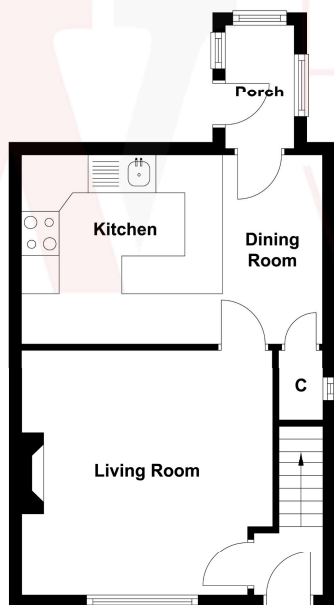
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

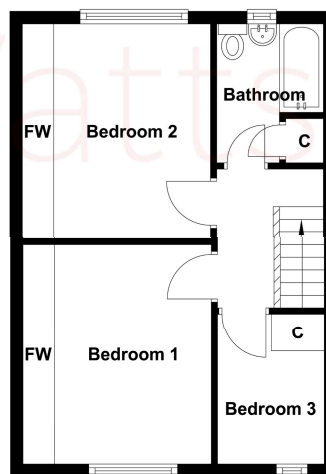




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	