



9 Westroyd Avenue, Hunsworth, Cleckheaton, BD19 4DS

IMMACULATELY PRESENTED, three bedroom semi-detached house located in this sought-after village location with OPEN ASPECT REAR VIEWS. Houses in the Hunsworth continue to be very popular, enjoying lovely countryside walks yet also being within easy reach of the M62.

This lovely home offers a STYLISH and CONTEMPORARY SPECIFICATION ideally suiting family buyers or even FTB's. Comprises porch, lounge, open plan dining kitchen, three first floor bedrooms and modern bathroom. With ample driveway parking to the front and a pleasant lawned, South-facing rear garden. Benefits from GCH, modern uPVC DG & sold with NO CHAIN.

Asking Price £240,000

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SIDE ENTRANCE / PORCH

KITCHEN DINER 14'9" x 11'10" max (4.5m x 3.6m max)

Modern range of wall and base units with contrasting worktops and breakfast bar, inset 1.5 bowl sink and mixer tap, inset electric oven and 4 ring gas hob with extractor over, integrated dishwasher and fridge/freezer, plumbed for automatic washing machine.

LIVING ROOM 13'1" x 11'2" max (4m x 3.4m max)

Wall mounted electric fire and pebble effect finish. Patio doors to the rear.

REAR HALLWAY

LANDING

Part boarded loft with ladder.

BEDROOM ONE 11'2" x 10'2" max (3.4m x 3.1m max)

Double bedroom with fitted robes.

BEDROOM TWO 12'2" x 9'10" max (3.7m x 3m max)

Double bedroom with fitted robes.

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

Single Bedroom.

BATHROOM Three piece suite comprising WC, basin and bath with integral shower and glazed shower screen. Tiled walls and flooring.

OUTSIDE

Occupying a good-sized end plot with block paving to the front, providing ample parking to the front. Pleasant paved patio and lawned garden to the rear with outhouse storage. Enjoys an open aspect with semi-rural views which is South-facing.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: B
EPC Rating: C

PLEASE NOTE

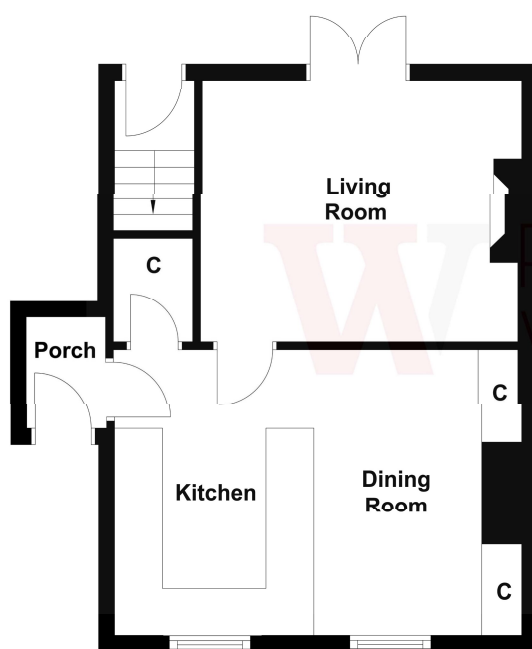
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

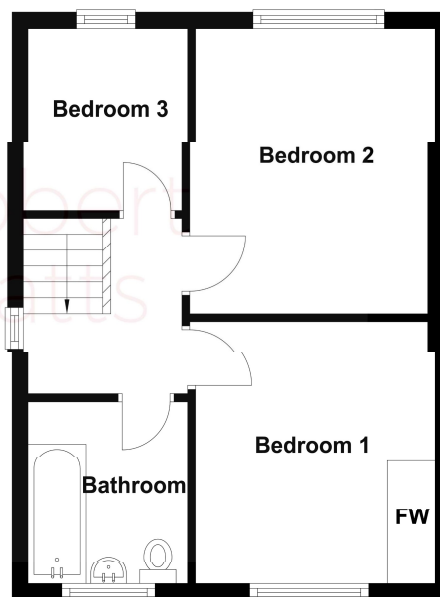
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

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| | | | 84 B |
| | | 70 C | |