



74 Hunsworth Lane, Cleckheaton, BD19 4EF

GUIDE PRICE £275,000 - £285,000.

WELL PRESENTED, three bedroom semi-detached house situated in this ever popular location giving easy access to the local schools, amenities and the M62. Perfect as a FAMILY HOME it has a modern feel throughout and offers a good sized footprint.

Comprises hall, dining kitchen, lounge, sun porch/office, three first floor bedrooms and bathroom. To the exterior is a lovely, sizeable front lawned garden with a double driveway and double garage to the rear. Benefits from GCH & uPVC DG.

Guide Price £275,000

 01274 878878  cleckheaton@robertwatts.co.uk  robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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HALL

LOUNGE 15'5" x 11'10" max (4.7m x 3.6m max)

Double doors to kitchen.

DINING KITCHEN 14'9" x 10'2" max (4.5m x 3.1m max)

Range of wall and base units with complimentary worktops, inset 1.5 bowl sink and mixer tap, integral electric oven, hob and extractor. Pantry cupboard.

SUN ROOM/OFFICE 8'2" x 7'7" max (2.5m x 2.3m max)

Versatile room with fitted cupboards and desk. Access to rear.

BEDROOM ONE 14'1" x 8'6" max (4.3m x 2.6m max)

Double bedrooms with fitted wardrobes and bedhead cupboards.

BEDROOM TWO 11'2" x 8'6" (3.4m x 2.6m)

Double bedroom.

BEDROOM THREE 11'2" (3.4) x 6'3" (1.9) max inc. bulkhead cupboard

BATHROOM

Three piece modern suite with bath and electric shower over with glazed shower screen, WC and sink.

OUTSIDE

Enjoying an elevated position above Hunsworth Lane with a pleasant well stocked lawned garden to the front. To the rear accessed via Links Avenue is a double driveway with double garage split into two. One side was formerly used as a cattery and has power.

OTHER INFORMATION

Tenure: Leasehold

Council Tax Band: C

EPC Rating: C

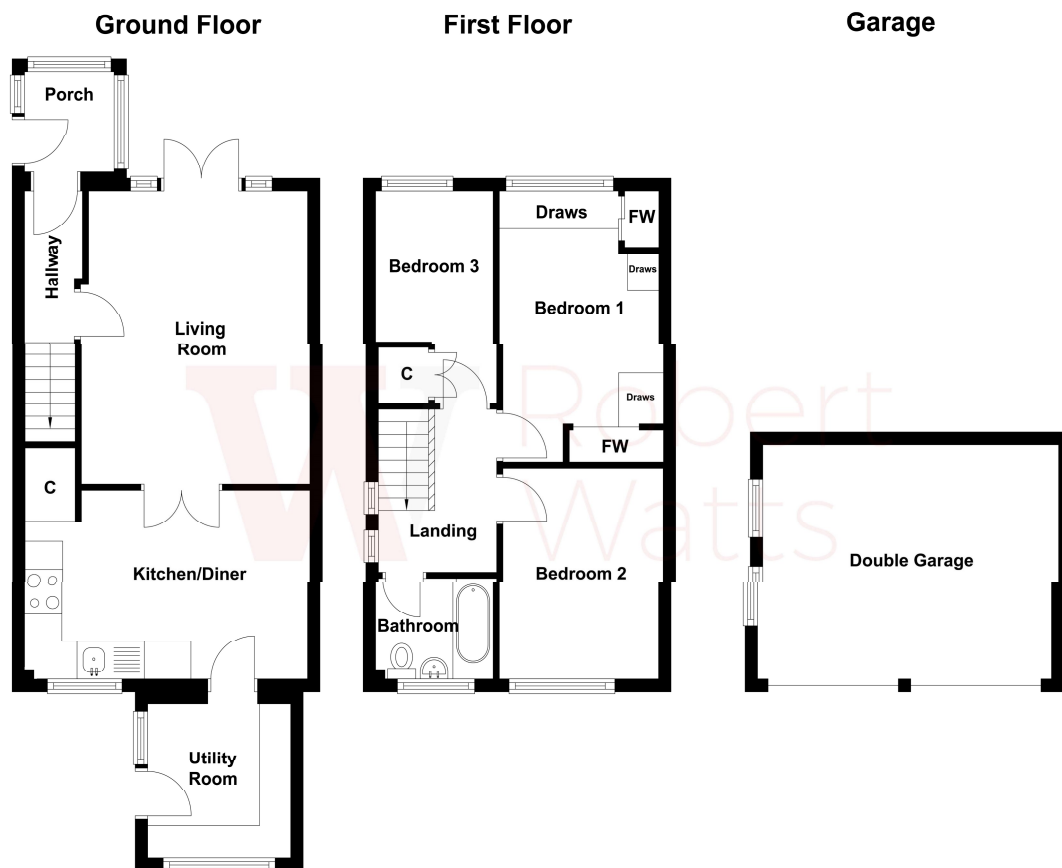
PLEASE NOTE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		