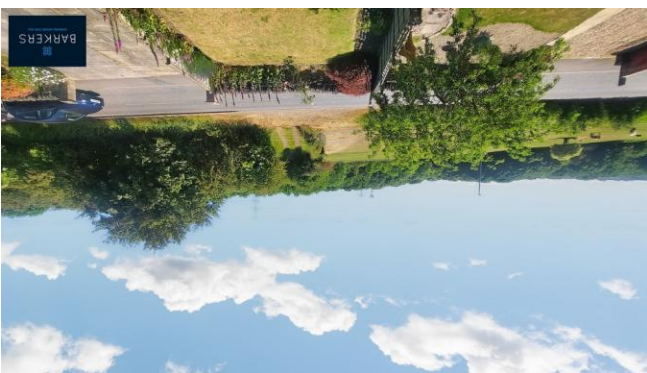
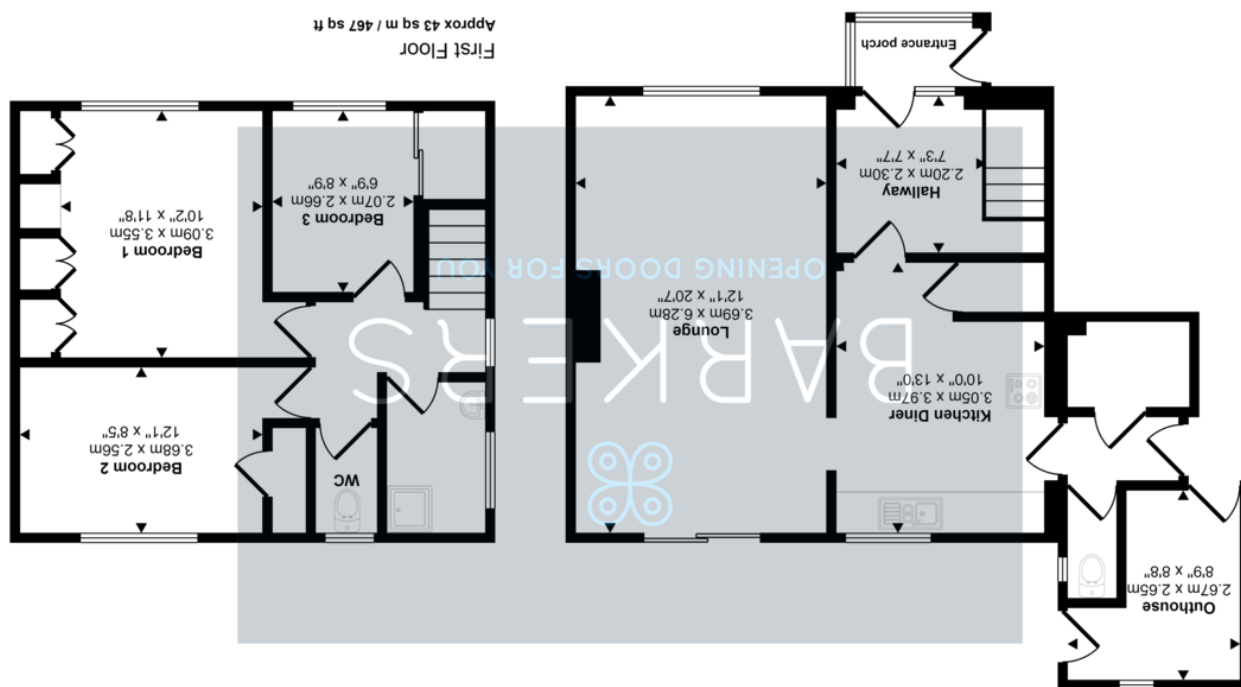


Score	Energy rating	Potential
92+	A	83 B
81-91	B	
69-80	C	
55-68	D	68 D
39-54	E	
21-38	F	
1-20	G	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor
Approx 58 sq m / 620 sq ft



BARKERS

OPENING DOORS FOR YOU

248 Hunsworth Lane Hunsworth, BD19 4DT Asking Price Of £250,000

- SEMI DETACHED FAMILY HOME
- NO CHAIN
- ENTRANCE PORCH & ENTRANCE HALL
- KITCHEN, LOUNGE
- THREE BEDROOMS
- SHOWER ROOM, SEPARATE W.C.
- USEFUL OUTHOUSES
- GARDENS FRONT & REAR
- DRIVEWAY
- STUNNING VIEWS OVER FARMLAND



Full Description

Offered for sale with NO ONWARD CHAIN is this semi-detached family home which is need of some updating and has stunning views over farmland to the front and rear. Ideally situated within easy reach of local amenities, schools, bus routes and just minutes from junction 26 of the M62 motorway making it ideal for commuters. The accommodation briefly comprises: Entrance porch, entrance hall, kitchen, lounge, cloaks/W.C, three bedrooms, shower room and separate W.C. Externally there is a driveway providing private parking, useful outhouses and gardens front and rear.

ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the entrance hall.

ENTRANCE HALL

7' 7" x 7' 3" (2.31m x 2.21m)

A staircase leads to the first floor landing and a door leads into the kitchen.

KITCHEN

13' 0" x 10' 0" (3.96m x 3.05m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset 1 1/2 bowl stainless steel sink. Useful built-in storage cupboard, floor tiling and plumbing for a washing machine. Doors lead to the lounge and to the rear hallway.

SHOWER ROOM

Fitted with a two piece suite which comprises of a shower cubicle and a wash basin inset into a vanity unit. Laminate flooring, acrylic wall covering and inset spotlights to the ceiling.

SEPARATE W.C.

With low flush W.C.

EXTERIOR

To the front of the property there is a driveway which provides private parking. The front garden is lawned with planted borders and a selection of mature trees and shrubs. The front elevation enjoys views over farmland.

At the rear there is an enclosed lawned garden with a paved patio area, greenhouse and an open aspect onto farmland.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road/A58 then turn right onto Hunsworth Lane where the property will be identified by our For Sale board on the right hand side.

REAR HALLWAY

Doors lead to the cloaks/W.C., storage room/coal house and out to the side of the property.

CLOAKS/W.C.

With a low flush W.C. and an electric wall heater.

LOUNGE

20' 7" x 12' 1" (6.27m x 3.68m)

Featuring a gas fire and sliding patio doors lead out to the rear garden. This room enjoys far reaching views over farmland.

FIRST FLOOR LANDING

Doors lead to three bedrooms, the shower room and separate W.C. Access to the part boarded loft via a drop down ladder.

BEDROOM ONE

11' 8" x 10' 2" (3.56m x 3.1m)

Double room with fitted wardrobes offering plentiful storage and views over farmland.

BEDROOM TWO

12' 1" x 8' 5" (3.68m x 2.57m)

Double room with views over farmland.

BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.06m)

Good sized third bedroom with a useful built-in storage cupboard.

