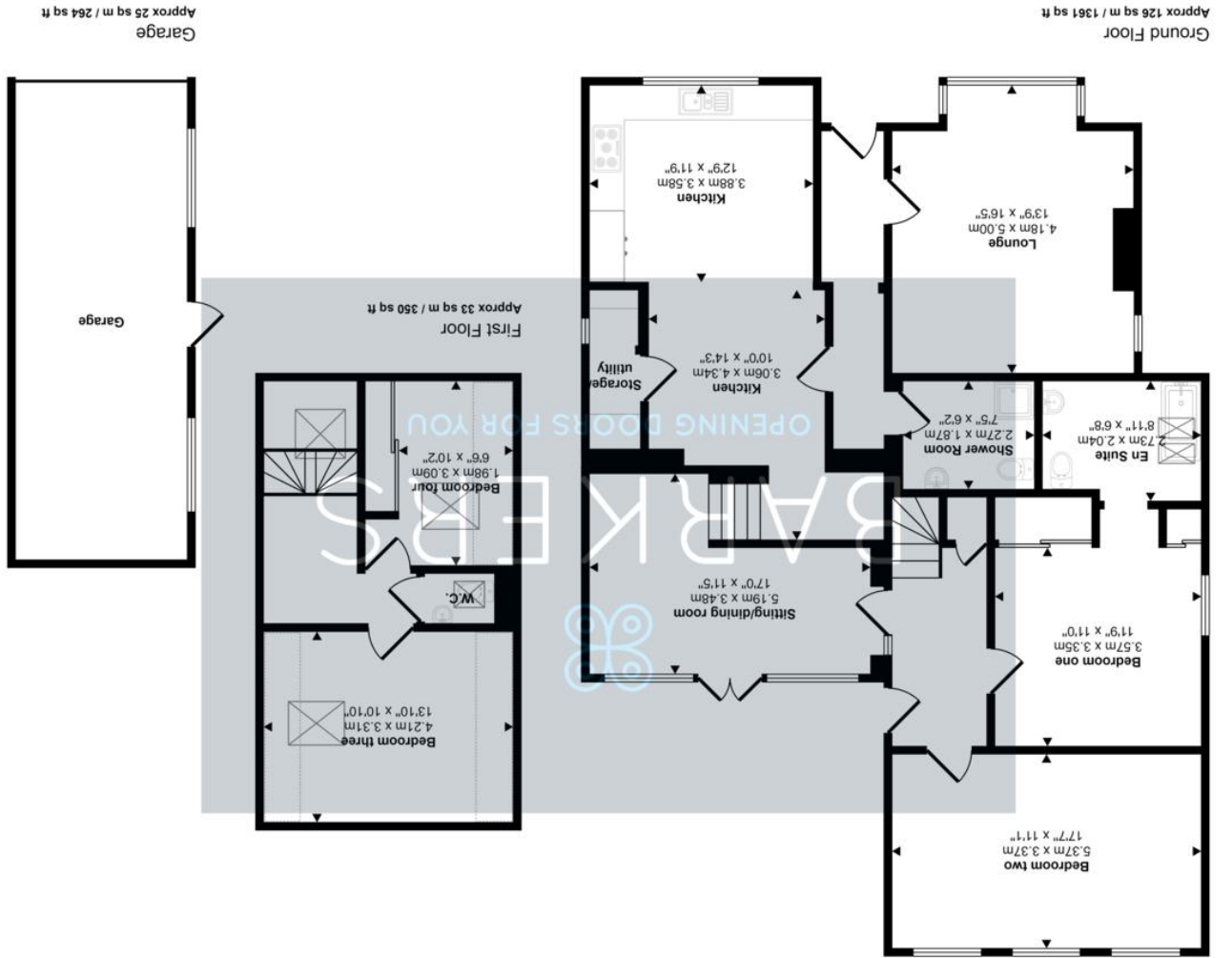


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
61 D	
77 C	



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 bedroom suites are not to scale. Measurements are taken with Made Snappy 550.



BARKERS  
Select Collection



639 Hunsworth Lane  
East Bierley, BD4 6PU  
Offers In Region Of £395,000

- EXTENDED DETACHED
- FOUR BEDROOMS
- BATHROOM AND EN-SUITE
- SUN ROOM/SITTING ROOM/DINING ROOM
- GROUND FLOOR BATHROOM
- GARDEN TO REAR
- DRIVEWAY & GARAGE
- VIEWS OVER FIELDS
- SOUGHT AFTER AREA
- NO CHAIN





# Full Description

Offered with No Chain and situated in the highly sought after village of East Bierley is this well presented FOUR bedroomed detached family home which offers spacious and versatile accommodation, some rooms having recently been re-decorated and must be viewed to be appreciated. Situated within walking distance of the highly regarded East Bierley Primary school, close to bus routes, amenities and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for those looking to commute. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, ground floor bathroom, dining kitchen, sitting room/dining room, four bedrooms, en-suite bathroom and W.C. Externally there is a gated driveway to the front offering private parking and leading to a single garage. The rear garden offers a high degree of privacy and is lawned with a stone paved patio area and mature hedging.

## ENTRANCE HALL

A uPVC door leads into to entrance hall which has laminate flooring and doors lead into the ground floor bathroom, lounge and dining kitchen.

## GROUND FLOOR BATHROOM

Corner shower cubicle, wash basin in vanity, tiled floor and walls, spotlights, chrome heated towel rail.

## LOUNGE

16' 5" x 13' 9" (5m x 4.19m)

Featuring a bay window, remote controlled fire and laminate flooring.

## DINING KITCHEN

Light and spacious dining kitchen featuring a range of wall and base units, 1 1/2 bowl stainless steel sink unit with mixer tap, 2 x electric ovens, 5 ring gas hob with extractor hood over, integrated washing

machine, dish washer and fridge freezer. Steps down to sun room. Views over playing fields.

## SUN ROOM/SITTING ROOM/DINING ROOM

17' 0" x 11' 5" (5.18m x 3.48m)

Vinyl floor, spotlights and French doors to rear garden. Useful under stairs store cupboard and a doorlead to the inner hallway.

## INNER HALL

Door to garden. Stairs to first floor.

## BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m)

Double bedroom with fitted wardrobes and access to the en suite bathroom.

## EN-SUITE

Shower over bath with curved glass screen, tiled floor and walls, wc, wash basin in vanity unit, chrome radiator. 2 x velux windows. Spotlights.

## BEDROOM TWO

17' 7" x 11' 1" (5.36m x 3.38m)

Large double bedroom to rear with the benefit of three windows providing plentiful natural light.

## FIRST FLOOR LANDING

Doors lead to two further bedrooms and a W.C.

## BEDROOM THREE

13' 10" x 10' 10" (4.22m x 3.3m)

Double room with velux window. Under eaves storage.



## BEDROOM FOUR

10' 2" x 6' 6" (3.1m x 1.98m)

Single room with useful under eaves storage and a velux window. Fitted wardrobes with sliding doors and vinyl flooring.

## WC

White suite of WC and wash basin in vanity unit. Spotlights. Velux window.

## EXTERIOR

To the front there is a gated gravelled driveway providing ample parking and leading to a single detached garage with light and power. The rear garden offers a high degree of privacy with mature hedging and lawned garden area with the benefit of a stone paved patio suitable for barbecues and outside dining.

## ADDITION INFORMATION

Tenure: Freehold

Council Tax Band: E

## DIRECTIONS

From our Birkenshaw office head northwest on Old Lane towards Woodlands Fold and bear left onto Town Street. Turn right onto A651 / Bradford Road for approx. 0.6 mile and turn left onto South View Road then bear left onto Hunsworth Lane.

