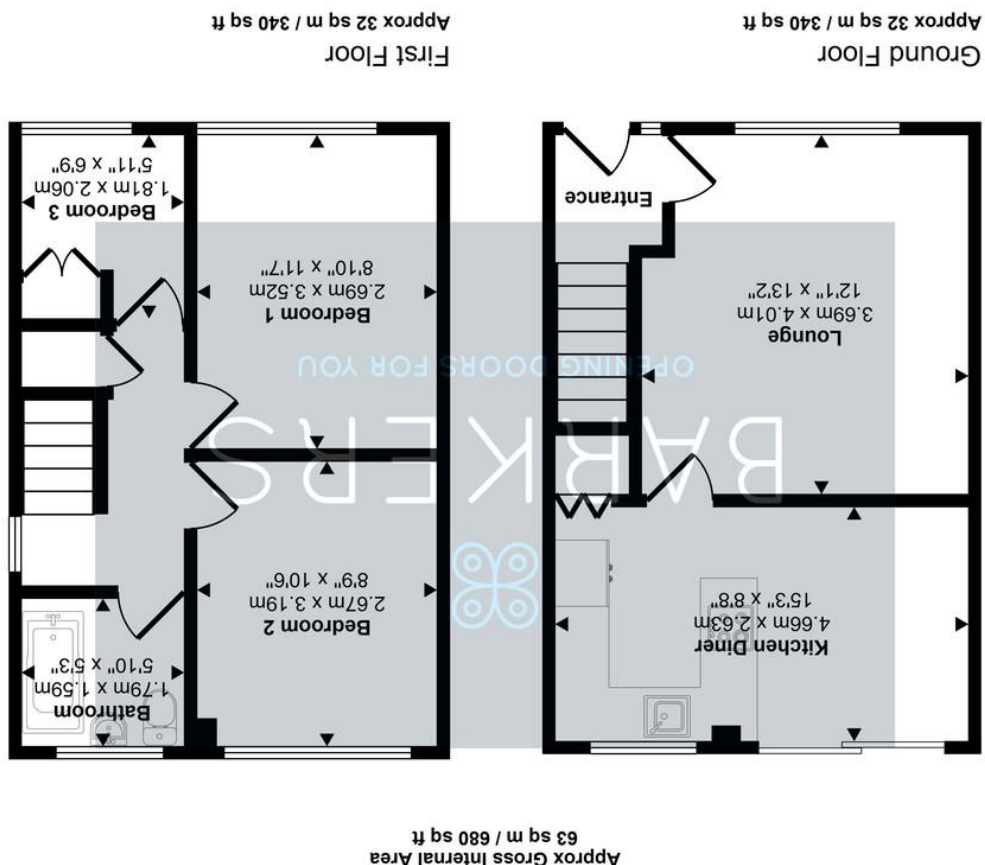


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

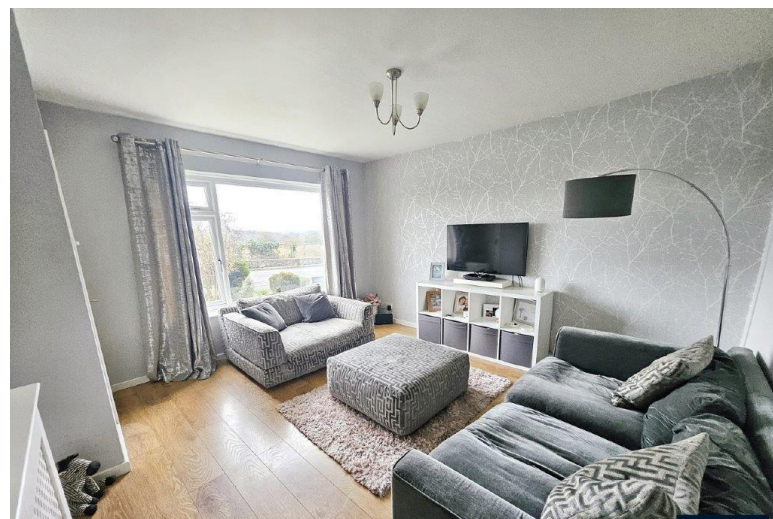
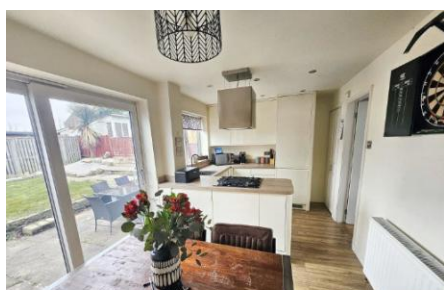


18 Links Avenue

Hunsworth, Cleckheaton, Kirklees, BD19 4EG

Asking Price Of £212,500

- SEMI DETACHED PROPERTY
- LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS
- HOUSE BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Full Description

DESCRIPTION

Well presented good sized family semi-detached property with gas fired central heating, uPVC double glazing, ideally located for access to local amenities, schools & transport links. The property comprises: hall, lounge, dining room, kitchen, three bedrooms & house bathroom. To the front of the property is a large driveway with lawned gardens with borders and shrubs. To the rear of the property is an enclosed lawned garden with paved patio area ideal for outside entertaining, pizza oven and garden shed.

ENTRANCE HALL

Composite part glazed door leading into the entrance hall with stairs to the first floor, door leading into the lounge, under stairs storage cupboard, laminate flooring.

LOUNGE

12' 1" x 13' 2" (3.68m x 4.01m)

With laminate flooring, door leading into the kitchen.

KITCHEN/DINER

15' 3" x 8' 8" (4.65m x 2.64m)

Fitted with modern wall and base units with complementary work surfaces, inset one and half bowl sink with mixer tap, electric oven, gas hob with extractor over, integrated fridge/freezer, integrated dishwasher and washing machine, ceiling spotlights, sliding patio doors leading into rear garden.

LANDING

Stairs leading to the first floor landing with built in storage cupboard, loft access, doors leading into three bedrooms, house bathroom.

BEDROOM ONE

8' 10" x 11' 7" (2.69m x 3.53m)

Double bedroom to the front of the property.

BEDROOM TWO

8' 9" x 10' 6" (2.67m x 3.2m)

Double bedroom to the rear of the property.

BEDROOM THREE

5' 11" x 6' 9" (1.8m x 2.06m)

Single bedroom with built in wardrobes.

HOUSE BATHROOM

5' 10" x 5' 3" (1.78m x 1.6m)

Fitted with four piece suite comprising low flush WC, pedestal hand wash basin, 'P' shaped shower bath with curved screen and shower over, tiled walls and flooring, ceiling spotlights.



EXTERIOR

To the front of the property is an open planned garden with driveway. To the rear is an enclosed lawned garden with a paved patio area ideal for outside entertaining, pebbled area, pizza oven, garden shed.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road then left onto Hunsworth Lane the left onto Links Avenue where the property will be identified on the right.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

