BARKERS

OPENING DOORS FOR YOU



619 Hunsworth Lane

East Bierley, BD4 6PU

£160,000

- CHARMING CHARACTER COTTAGE
- OFFERED FOR SALE WITH NO CHAIN
- VIEWS OVER THE PARK & GREEN SPACE
- MODERN DECOR THROUGHOUT
- LOUNGE, MODERN KITCHEN
- TWO BEDROOMS
- BATHROOM
- GARDENS FRONT & REAR









Full Description

Offered for sale with no chain, this charming character cottage enjoys views over the village park and green space. The property benefits from new carpets and modern decor throughout, making it an ideal purchase for a first-time buyer, investor, or those looking to downsize. Situated in the sought-after village of East Bierley, the property is within easy reach of local schools, bus routes, and amenities. It is also just minutes from Junctions 26 and 27 of the M62 motorway network, making it an excellent choice for commuters. Benefits include uPVC double glazing, gas central heating, a recent re-wire and new installed carpets. The accommodation briefly comprises: a lounge, kitchen, basement cellar, two bedrooms, and a bathroom. Externally, there are low-maintenance gardens to both the front and rear.

LOUNGE
13' 2" x 15' 4" (4.02m x 4.69m)
An external door leads into the lounge which has a feature fireplace with a gas fire and a door leads into the kitchen. A staircase leads to the first floor landing.

KITCHEN
16' 2" x 5' 9" (4.93m x 1.76m)
Fitted with a range of modern wall and base units with complementary work surfaces and an inset sink with a mixer tap. There is an electric oven and gas hob, plumbing for a washing machine, vinyl flooring, and inset spotlights to the ceiling. A part-glazed door provides access to the rear garden.

BASEMENT CELLAR
16' 3" x 4' 10" (4.97m x 1.48m)
Provides useful storage.

FIRST FLOOR LANDING
Doors lead to two bedrooms and a modern bathroom.

BEDROOM ONE
10' 1" x 9' 9" (3.08m x 2.99m)
Double room which enjoys views over the village park and green space to the front elevation.

BEDROOM TWO
10' 3" x 5' 2" (3.13m x 1.60m)
Good sized single room.

BATHROOM
5' 7" x 6' 10" (1.72m x 2.09m)
Fitted with a three piece modern white suite which comprises of a bath with a mixer shower tap, wash basin mounted on a vanity unit and a W.C. Features include vinyl flooring, part tiled walls and a loft access point.

EXTERIOR
To the front of the property there is a pebbled garden with mature hedging whilst to the rear there is a low maintenance enclosed garden.







ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Approx Gross Internal Area
65 sq m / 699 sq ft

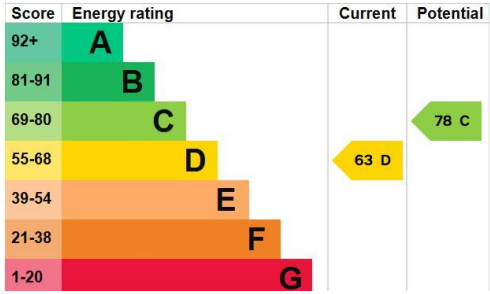


Cellar
Approx 8 sq m / 90 sq ft

Ground Floor
Approx 33 sq m / 357 sq ft

First Floor
Approx 23 sq m / 252 sq ft

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements