



Mount View, 18 Butt Lane, Hepworth

This well presented detached true bungalow occupies an enviable position with far reaching views. The bungalow has been recently renovated by the current owners and presented to a good modern standard throughout. The accommodation comprises: entrance hall, lounge, dining kitchen, 3 bedrooms and bathroom. It has the benefit of a gas central heating system, double glazing and modern kitchen and bathroom fittings. Externally there is a driveway at the rear leading to a detached garage, pleasant lawned garden on one side and an additional graveled parking area at the side.

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Accommodation:



Dining Kitchen

17'3" x 9' 11"

A good sized dining kitchen which is fitted with a range of base units and wall cupboards with solid wooden worksurfaces, ceramic sink with mixer tap, integrated oven, induction hob with extractor over, microwave, fridge freezer and dishwasher. There are windows to the side and rear, rear entrance door and central heating radiator. A double width opening leads into the lounge.



Lounge

With windows to the front and side enjoying the views, central heating radiator.

12'6" x 12'7"



Hall

The hall features a door and further entrance porch to the front. There is also a built in cupboard providing storage and housing the central heating boiler. A retractable ladder provides access to the loft.



Bedroom 3

9'6" x 6'10"

A single bedroom with window to the front enjoying the views and central heating radiator.



Bedroom 1

12'8" x 9'8"

A double bedroom with window to the front enjoying the views and central heating radiator.



Bathroom

6'5" x 6'5"

With modern suite in white comprising low flush wc and washbasin within a combined vanity unit, bath with shower over, partly tiled walls, heated towel rail and obscure glazed window to the rear.



Bedroom 2

9'9" x 8'7"

Another double bedroom with window to the side and central heating radiator.

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OUTSIDE



The property is accessed via a driveway from Butt Lane, this leads along the rear of the property to the garage. There is an additional graveled driveway / parking area to the side of the building.

Garage

21' x 9'11"

A detached single garage with up and over door to the drive and further personal access door.

Garden

There lawned gardens to the other side of the house which take advantage of the far reaching views. In front of the house there is a terraced garden area which is planted with shrubs and bushes.

Additional information

The property is Freehold. Energy rating 65 (Band D). Council tax band D.

Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed. Mobile phone coverage is likely with some suppliers.

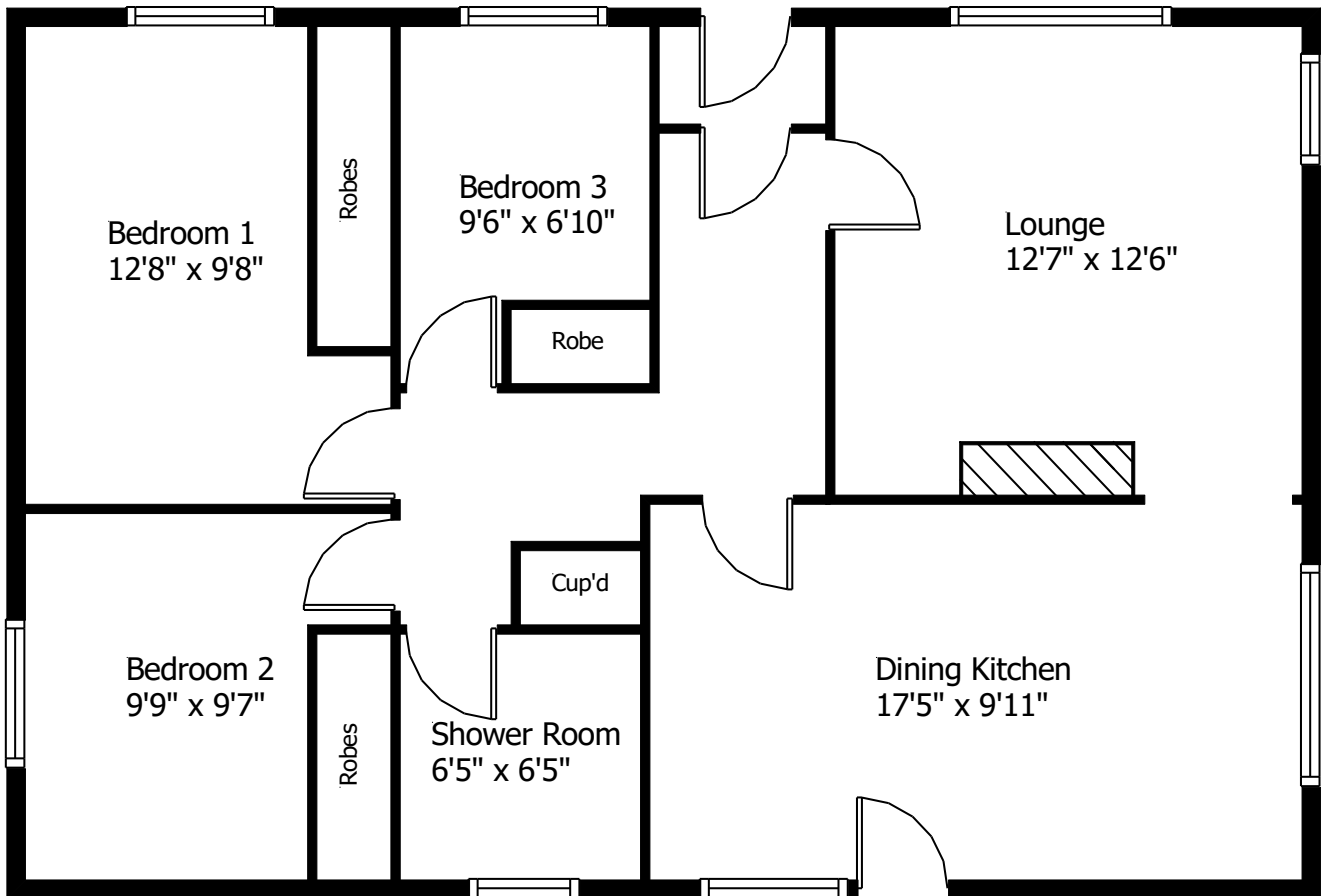
Viewing

By appointment with Wm Sykes & Son.

Location

Head into Hepworth on Butt Lane, just before reaching the centre of the village the property will be found on the left hand side just after the entrance to Mount View Road.

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This floor plan is for illustrative purposes only and may not be to scale.

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