

HUNTERS[®]

HERE TO GET *you* THERE



Highmoor Lane

Cleckheaton, BD19 6LW

Offers In Excess Of £280,000



Take a look at this extended semi-detached four-bedroom property that occupies a very pleasant position, tucked off the main road in this sought-after location and taking full advantage of the panoramic views over the adjoining fields at the rear. The property has been extended to create a sizable home, which is ideal for a growing family. Hartshead is a pleasant residential position but is within easy access to motorway networks for Leeds, Huddersfield, and surrounding towns. Close to both Brighouse and Cleckheaton town centres. Step inside, and you will appreciate the spacious family living rooms and four double bedrooms, benefiting from gas central heating and double glazing throughout.



PORCH

Entrance through a double-glazed door, benefiting from tiled flooring and a radiator, and a further double-glazed door into the property.

ENTRANCE

Doors to lounge and family room and stairs to first floor.

RECEPTION ROOM 11'6" x 11'10" (3.51m x 3.62m)

Feature open stone fireplace with a coal-effect gas stove featuring a living flame, double-glazed window, coving to the ceiling, and a fitted radiator.

LOUNGE 17'4" x 13'8" (5.30m x 4.18m)

A spacious family room featuring a focal point Victorian-style arched cast iron fireplace with a solid wooden surround, coving to the ceiling, a ceiling rose, fitted wall lights, a large double-glazed window, and a fitted radiator.

KITCHEN 13'6" x 9'9" (4.13m x 2.98m)

Fitted wall and base units to three sides with complementary tiled surfaces, a sink with a 1 & 1/2 sink bowl with a drainer, mixer tap, and splashback tiling, and a fitted breakfast bar. Double electric oven and grill with a further five-ring gas hob and extractor hood over, integrated dishwasher and washing machine, radiator, and a double-glazed window.

DINING ROOM 13'8" x 9'8" (4.18m x 2.97m)

A lovely-sized family dining room with exposed wood beams, fitted wall lights, under stairs storage, and a further wall-mounted gas fire. It features a double-glazed window and a door leading into:

CONSERVATORY 14'3" x 5'7" (4.36m x 1.72m)

Fully tiled flooring with fitted wall lights, offering open views onto the garden and nearby fields.

LANDING

Access to four bedrooms and the family bathroom, featuring a fitted smoke alarm and a radiator. It includes a loft opening (not inspected).

BEDROOM 1 13'0" x 10'7" (3.98m x 3.23m)

A double bedroom with coving to the ceiling and a centre rose, featuring fitted wardrobes to one side of the bedroom, a double-glazed window with fitted blinds, and a radiator.

BEDROOM 2 12'0" x 10'9" (3.68m x 3.29m)

A double bedroom with fitted slider wardrobes, a double-glazed window with fitted blinds, and a radiator. There is additional space for a chaise lounge for rest and quiet contemplation.

BEDROOM 3 12'11" x 9'6" (3.94m x 2.90m)

A double bedroom with coving to the ceiling, double-glazed windows with fitted blinds, and a radiator.

BEDROOM 4 11'4" x 5'8" (3.46m x 1.74m)

A double bedroom with fitted storage, a double-glazed window with fitted blinds, and a radiator.

BATHROOM

Creating a wow factor, this four-piece family bathroom exudes class and sophistication, providing a stylish and comfortable bathing experience. It features an impressive walk-in corner shower enclosure with a fitted mixer shower and an additional rain shower head, a vanity wash hand basin, and a concealed cistern with a fitted low-level WC and two-drawer storage underneath. The bathroom is finished with impressive ceramic tiled walls on the floor and walls, a heated modern towel rail, a fitted extractor fan, and a frosted double-glazed window.

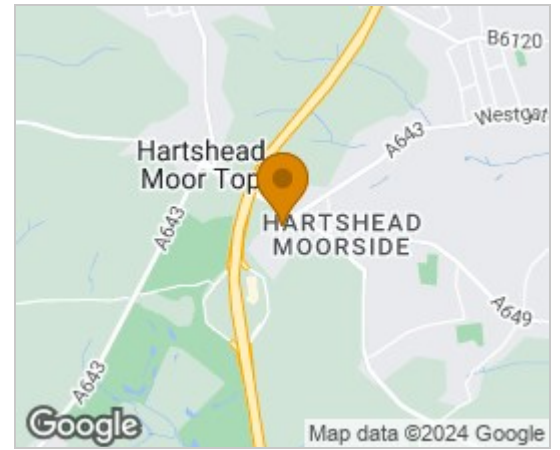
OUTSIDE

The property benefits from a driveway to the side, providing off-street parking for two vehicles, with pleasant gardens to the front and rear. The rear garden features patio seating and fitted security and night lights, offering enviable extensive views over open farmland.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Area Map



Floor Plans



Energy Efficiency Graph

