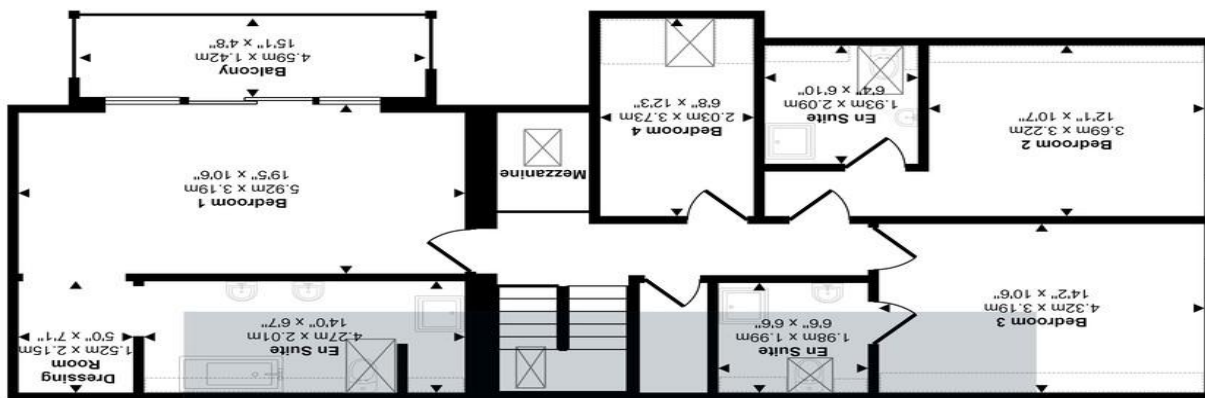


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items.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

Denotes head height below 1.5m

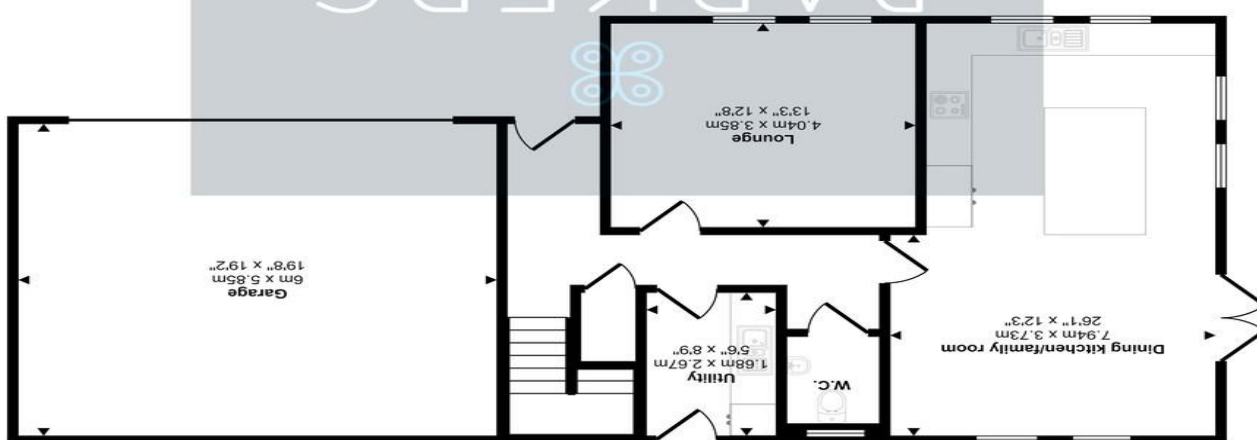
Approx 92 sq m / 988 sq ft

First Floor

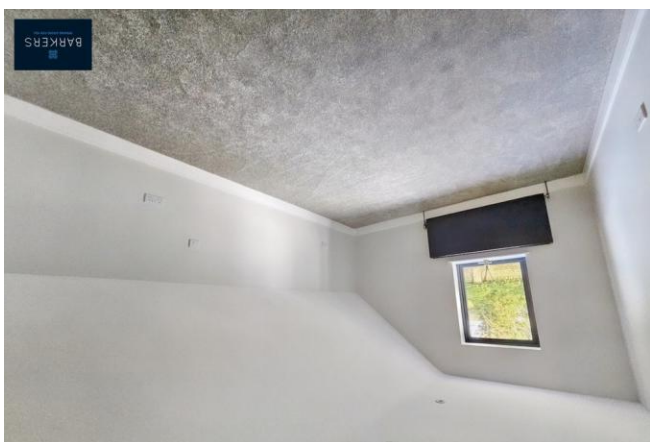


Approx 108 sq m / 1160 sq ft

Ground Floor



Approx Gross Internal Area 200 sq m / 2148 sq ft



BARKERS

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## 149 Scholes Lane

Scholes, Cleckheaton, BD19 6LY

Offers Over £700,000

- NEW BUILD DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS WITH EN-SUITE
- MASTER BEDROOM WITH BALCONY
- HOME OFFICE
- GALLERIED LANDING
- PRIVATE DRIVEWAY/GARDENS
- UNDERFLOOR HEATING
- ALARM & CCTV



# Full Description

## DESCRIPTION

We proudly present this unique, bespoke, impeccably designed three bedroomed detached property. Located at the entrance of this quiet woodland setting, it exudes opulence, quality and character in every detail. With an array of premium features and an unrivalled location, which is the last on the Woodland view development. The quality of the materials, fixtures and finish must be viewed to be appreciated. The property includes two double bedrooms with en-suite bathrooms, study, master bedroom with large en-suite, sliding doors leading out onto private balcony, open plan luxury fitted dining kitchen with Quartz tops,, separate lounge, downstairs WC, under floor heating, energy efficient lighting, private driveway leading to a double garage with car charging point, aluminium windows, landscaped garden, alarm and CCTV. Open concept living, superbly designed and generously proportioned detached property. Contact Barkers Estate Agents Birkenshaw for further details and viewing arrangements.

## HALLWAY

Through the main front door you are greeted by a modern hallway with a galleried landing above, making the entrance feel light and spacious with stairs leading to the first floor landing and doors leading off into the utility room, lounge, downstairs WC, kitchen/diner and family room.

## UTILITY ROOM

9' 1" x 5' 8" (2.77m x 1.73m)

Space for washer/dryer, laminated work surfaces with upstands, soft close doors/drawers.

## DOWNSTAIRS W/C

Fitted with concealed system toilet and vanity basin.

## LOUNGE

13' 9" x 12' 10" (4.19m x 3.91m)

To the front of the property with a media wall. Ideal family space.

## KITCHEN/FAMILY ROOM

26' 1" x 12' 3" (7.95m x 3.73m)

Open plan dining kitchen features bespoke Quartz countertops, Bosch integrated appliances, bi-folding doors lead out onto the garden providing plenty of natural light in the open space.

## LANDING

Stairs leading to the first floor with doors leading off into the comms cupboard, the study, two bedrooms and master bedroom. The velux rooflight above the landing provides natural light to the centre of the home and the galleried landing looks down to the entrance on the ground floor making the space feel open and light.

## STUDY

12' 4" x 6' 11" (3.76m x 2.11m)

Good sized room ideal for use as a home office with space for desk and storage.

## BEDROOM TWO

14' 4" x 10' 7" (4.37m x 3.23m)

Double bedroom to the rear of the property with access to en-suite bathroom.

## EN-SUITE BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

Part tiled walls, low flush WC, corner shower.



## BEDROOM THREE

12' 4" x 10' 9" (3.76m x 3.28m)

To the front of the property with access to en-suite bathroom.

## EN-SUITE BATHROOM

7' 2" x 6' 6" (2.18m x 1.98m)

Part tiled walls, low flush WC, large corner shower.

## MASTER BEDROOM

19' 5" x 10' 2" (5.92m x 3.1m)

Large master bedroom with sliding doors leading out onto a private balcony, access to en-suite bathroom.

## EN-SUITE BATHROOM

14' 1" x 6' 9" (4.29m x 2.06m)

Double vanity bathroom, part tiled walls, large walk-in-shower, free standing bath, low flush WC.

## EXTERIOR

The property is approached via a large private driveway leading to a double garage with car charging point. The main entrance to this property is sheltered by the above balcony. Landscaped gardens to the rear and side of the property with large patio area.

## DIRECTIONS

From our Birkenshaw turn right onto Whitehall Road/A58 at chain bar roundabout take the third exit and stay on Whitehall Road then turn left onto Branch Road then right onto Whitechapel Road/B6120 then left onto Scholes Lane where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

