



138 Moorside, Hearts Head Moor, Cleckheaton, BD19 6LN

Offers Over £310,000

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A well-presented and spacious three-bedroom detached family home situated in the sought-after residential area of Moorside, Cleckheaton. This delightful property offers a perfect blend of modern comfort and classic charm an ideal family home boasting generous living accommodation, private parking and a detached garage.



Council Tax Band: D



Location.

The property is located on Moorside, Cleckheaton. Close to local renowned schools, shops and other amenities. The M62 is a short drive away therefore ideal for commuting between Leeds, Bradford & Manchester.

Entrance.

Leading from the drive to the composite front door. Access to the family lounge and stairs, with room for shoes and coats.

Lounge.

A stylish family lounge that can accommodate a sofa suite, coffee table and media unit. Large feature bay window offering generous natural light.

Kitchen/Diner.

The kitchen/dining room enjoys a social ambience and lends itself perfectly to modern living, fitted with a selection of integral appliances and a comprehensive range of wall and base-level units that provide ample storage options with solid Quartz worktops. Breakfast bar with room for two bar stools.

Dining Room.

A private dining room that can accommodate a large dining table with a range of seating options with access to the conservatory.

Conservatory.

A separate lounge that can accommodate a sofa suite.

Guest W.C.

Downstairs W.C. with wash hand basin.

First Floor Landing.

Leading to bedrooms one, two, three and the house bathroom.

Bedroom One - Principal.

The principal master bedroom can accommodate a double-sized bed, bedside tables

and free-standing bedroom furniture. The bedroom benefits from sliding-fitted wardrobes.

Bedroom Two.

A spacious carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing wardrobes. The bedroom benefits from fitted wardrobes.

Bedroom Three.

A spacious carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing wardrobes.

Bathroom.

House bathroom suite comprising a low-level flush W.C. wash hand basin. Fitted feature bath and separate shower unit.

Garden.

Private patio seating area leading to the rear lawned garden, ideal for alfresco dining.

Driveway.

Private parking for three/four cars on the drive leading to the single detached garage and separate utility room.

Garage.

Detached single garage, ideal for further storage needs with a separate attached utility store to the rear.

Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





