



Plot 4 4, Highmoor Lane, Cleckheaton, BD19 6LW

£1,950

A bespoke development of four-double bedroom detached new build family homes situated in the stunning area of Hartshead Moor. These executive-style homes offer well-proportioned living accommodation including open-plan kitchens and living.

Hallway - Flooring with a composite front door leading to the hallway. Doors to the living accommodation garage and an understairs storage cupboard. Stairs leading to the first floor.

Utility Room/Cloak Room - This is a very useful space. Space for a washing machine and dryer with worktops above and a sink with mixer tap. There is a high-powered extractor fan and pedestal wash basin and low-level flush WC.

Large Open Plan Kitchen Living Area – A stylish fully fitted kitchen with a range of floor and wall-mounted storage units. There are storage drawers and AEG appliances such as an oven and an induction hob. There is a designer extractor fan above and an integrated dishwasher and free-standing fridge freezer.. The kitchen is finished off with granite worktops, and two stainless steel sinks with a mixer tap.

Separate detached kitchen island offering further worktop space, and room for three/four bar stools.

There are double UPVC French doors leading out to a porcelain tiled Patio and rear garden. A well-proportioned dining/living area , measuring approximately **8 x 5m**. This is good size space with room for large family dining table chairs and seating. There is a UPVC picture window with views directly to the rear.

Living Room - A good size space with carpeted flooring and a UPVC window with views to the front of the property. Where are TV aerial points, sockets.

Landing - Carpeted flooring with doors leading to the bedrooms and bathrooms. This is a good size airing cupboard with built-in shelving and light.

Bathroom - A stunning bathroom with 90 x 90cm porcelain floor tiles. Wall-mounted vanity-style wash basin with two storage drawers underneath. Panelled bath with mixer tap. A large walk-in low-profile shower cubicle with thermostatic control mixer shower with rain showerhead and attachment. Wall-mounted large chrome towel radiator.

Master Bedroom – A King size main bedroom with carpeted flooring and the UPVC window. A door leading to the ensuite shower room, this room is approximately **6mx5m**

Ensuite - Porcelain tile flooring and a wall-mounted vanity-style wash basin with two storage drawers. A large low-profile shower cubicle with a thermostatic control mixer shower, rain showerhead and wall-mounted attachment. Low-level flush WC.

Bedroom Two - Double-size room with carpeted flooring and the UPVC window.

Bedroom Three - Double-size room with carpeted flooring and the UPVC window

Bedroom Four - Double-sized room with carpeted flooring and the UPVC window with views to the rear of the property.

Outside - To the front of the property, there is a private drive with off-street parking. Side access leads to the rear of the property. At the rear of the property is a porcelain tiled terrace and turfed garden area.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. 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.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	