



Old Cottage Close, Hipperholme

£425,000

* DETACHED * FOUR BEDROOMS * READY TO MOVE INTO * THREE BATH/SHOWER ROOMS *
* LIVING/DINING KITCHEN * GARDEN * DRIVE * INTEGRAL GARAGE * CLOSE TO AMENITIES *

This fantastic four bedroom detached home is situated on the outskirts of Hipperholme and offers ready to move into accommodation. The spacious family sized accommodation is well proportioned throughout and has been designed for modern living. Within walking distance of Hipperholme's amenities, shops, excellent schools and motorway links close by.

Having a modern fitted kitchen, three bath/shower suites and oak doors throughout.

The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, living kitchen, three first floor bedrooms (master bedroom having en suite and walk in wardrobe area) and house bathroom. To the second floor there is a large overall fourth bedroom with an en suite shower room.

To the outside there are enclosed gardens to the rear, together with a double driveway leading to a integral garage.





Entrance Hall

With radiator and useful storage.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, towel radiator, double glazed window.

Lounge

20'11" x 10'8" (6.38m x 3.25m)

With radiator and double glazed French doors.

Dining Room

14'6" x 10'9" (4.42m x 3.28m)

With two radiators, French doors leading to rear garden.

Kitchen

14'4" x 11'9" (4.37m x 3.58m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, plumbing for auto washer, double glazed window, upvc door to rear.

First Floor

With double glazed window.

Bedroom One

16'7" x 15'11" max (5.05m x 4.85m max)

With two radiators, French doors to Juliet style balcony. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, towel radiator, tiled walls and floor, double glazed window.

Bedroom Two

16'5" x 9'9" (5.00m x 2.97m)

With radiator and double glazed window.

Bedroom Three

8'11" x 13' (2.72m x 3.96m)

With radiator and two double glazed windows.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.

Second Floor





Bedroom Four

25'4" max x 27'7" (7.72m max x 8.41m)

With four radiators, three double glazed windows and French doors to Juliet style balcony. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, towel radiator, tiled walls and floor, double glazed window.

Exterior

To the outside there is a driveway to the front leading to an integral garage, together with a rear garden.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteeds Ave/B6120, after 0.9 miles turn right onto Branch Rd, turn left onto Whitehall Rd/A58, continue to follow A58 for 3 miles, turn left onto Brighthouse Rd/A644, turn right onto Old cottage Close and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

F



Old Cottage Close, HX3

Approximate Gross Internal Area = 222.5 sq m / 2395 sq ft
(Including Garage)

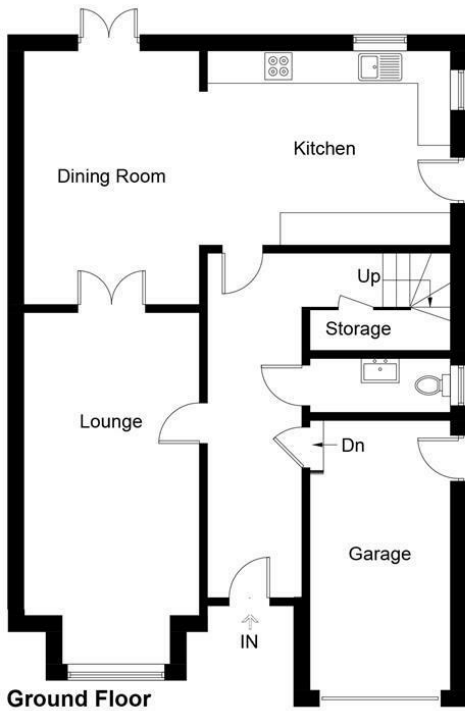
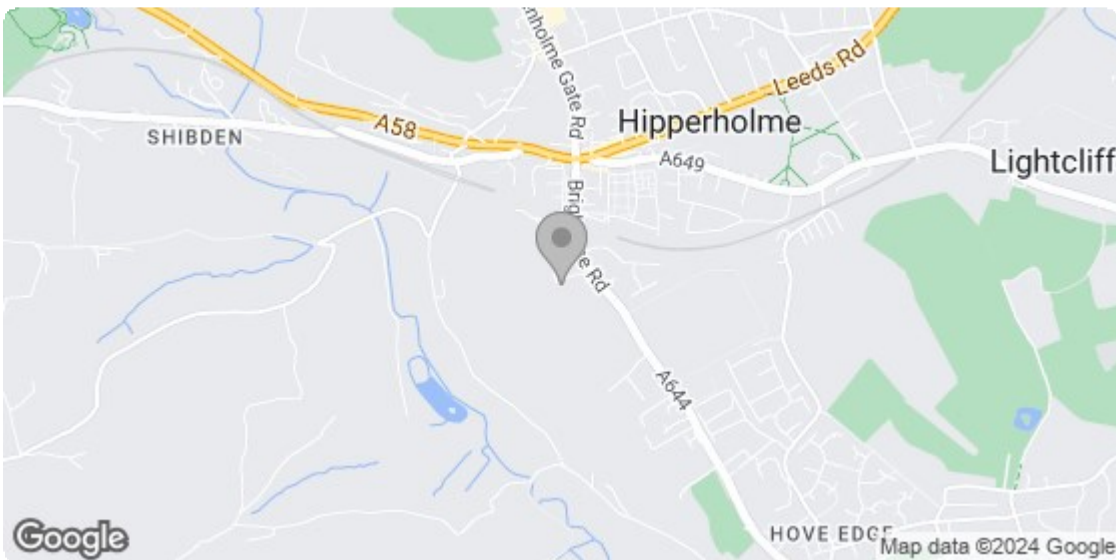


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107743)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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