



Pepper Hill, Cleckheaton

Offers Over £300,000

**** DETACHED ** FIVE BEDROOMS ** THREE BATH/SOWER ROOMS ** HIGH SPECIFICATION ****
*** PARKING * GARDEN ***

Offering family sized accommodation of the highest standard, is this well proportioned five bedroom detached property.

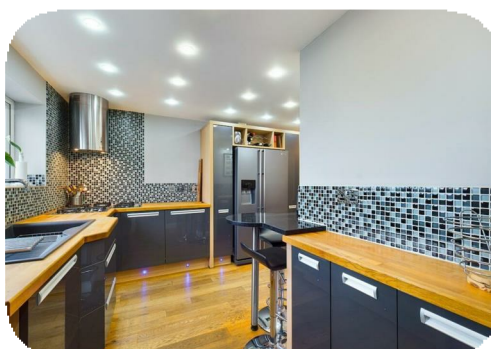
Set over four floors, the home would make an excellent purchase for a young/growing family.

Superbly fitted kitchen, bathroom and en-suites to two bedrooms. Modernised to the highest specification including integrated kitchen appliances, video intercom system, gas central heating, double glazing and underfloor heating.

Hallway, cloaks w/c, bedroom five, first floor lounge, cloaks w/c, dining kitchen and utility. Three second floor bedrooms (bedroom two having en suite shower room), house bathroom and a further master bedroom with en suite bathroom.

To the outside there are enclosed tiered landscaped gardens to the rear and a driveway providing ample off-road parking leading to an integral garage (over 29ft long).

Viewing is essential to avoid disappointment!!





Entrance Hall

Having a solid oak floor, radiator and two useful storage cupboards.

Bedroom Five

10'9" x 7'1" (3.28m x 2.16m)

With fitted wardrobes, radiator and a double glazed window.

Down Stairs Cloakroom

Fitted with a modern two piece suite comprising low flush WC, pedestal hand basin, tiled floors and splash back and a radiator.

First Floor Landing

With a solid oak floor, radiator, and a uPVC door leading to the side of the property.

Dining Kitchen

16'7" x 11'7" (5.05m x 3.53m)

With modern fitted high gloss wall and base units, solid wood work tops, granite breakfast bar, 1 1/2 sink unit, instant hot tap, integral dish washer, double oven and microwave, hob, and an extractor hood, solid oak floor, spot lights, radiator and two double glazed windows.

Utility Room

6'72 x 6'5" (1.83m x 1.96m)

With modern fitted wall and base units, solid wood work tops, houses mega flow cylinder delivering hot water at mains pressure, sink unit, plumbing for an automatic washing machine, tiled splash back, solid oak floor, two double glazed windows and a radiator.

Lounge

18'3" x 11'2" (5.56m x 3.40m)

Having a solid oak floor, spot lights, coving to the ceiling, two radiators a double glazed window, and french doors leading to the rear garden.

Cloakroom

Fitted with a modern two piece suite comprising low flush WC, pedestal hand basin, tiled floors and splash back and a radiator.

Second Floor Landing

Having a double glazed window and a radiator.

Bedroom Two

11'11" x 10'6" (3.63m x 3.20m)

With fitted wardrobes, useful storage cupboard, radiator and a double glazed window.

En- Suite Shower Room

Fitted with a modern three piece suite comprising low flush WC, wash hand basin, shower cubicle, tiled walls and floor, radiator and two double glazed windows.

Bedroom Three

9'5" x 9' (2.87m x 2.74m)

Having fitted wardrobes, radiator and a double glazed window.

Bedroom Four

8'11" x 7'10" (2.72m x 2.39m)

Having a radiator and a double glazed window.

Bathroom

Fitted with a modern four piece suite, comprising low flush WC, wash hand basin, walk in shower, rain shower, panelled bath, tiled walls and floor, chrome heated towel rail, heated mirror and under floor heating.





Attic Master Bedroom

19'11" x 18'3" (6.07m x 5.56m)

Having fitted wardrobes, under eaves storage, three velux windows, spot lights and two radiators.

En-Suite Bathroom

Fitted with a modern three piece suite comprising, low flush WC, wash hand basin, panelled bath with thermostatic shower over, tiled walls and floor, heated towel rail, heated mirror, and a velux window.

External Details

To the front of the property there is a driveway providing off street parking for several cars and leading to a double tandem integral garage. to the rear of the property there is an enclosed low maintenance split level garden with patio, lawned and decking areas.

Directions

From the Cleckheaton office turn left onto Bradford Road follow the road and the property will be found on the left hand side identified by our for sale board.

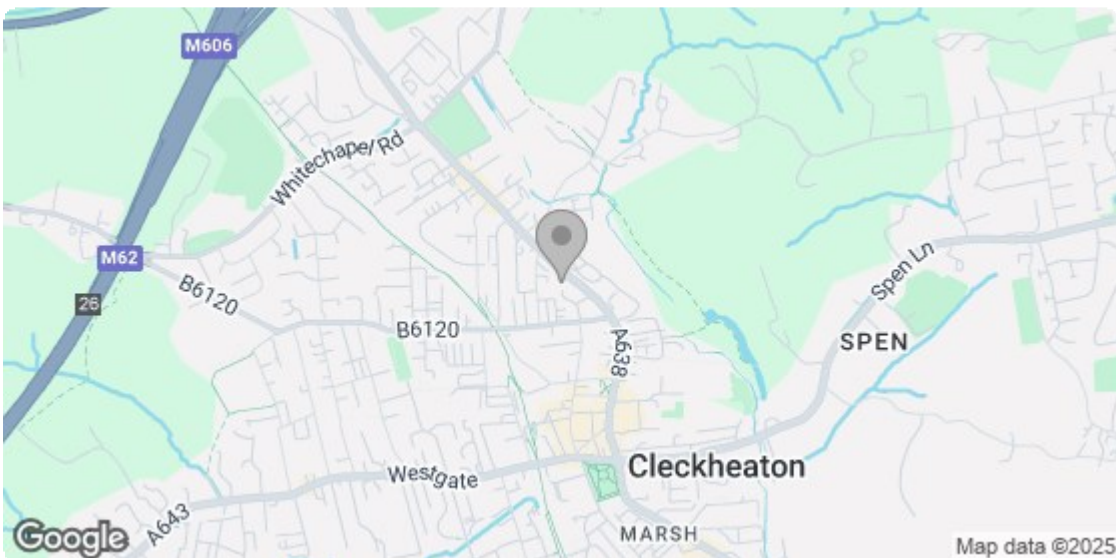
TENURE

FREEHOLD

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk