



**The Drive, Hipperholme,
Offers In Excess Of £260,000**

**** THREE BED SEMI DETACHED ** SOUGHT AFTER LOCATION ** WELL PRESENTED **
** GARDENS ** DRIVE & GARAGE ** EXCELLENT SCHOOLS CLOSE BY ****

Situated in one of the most sought-after family residential locations in the Hipperholme village is this three bedroomed semi-detached property. Offering well presented accommodation for a Young/Growing Family looking for that home with excellent location, proximity to schools and also motorway links. The well presented accommodation briefly comprises of an entrance hall, lounge, dining kitchen, conservatory, three first floor bedrooms and a house bathroom. To the outside there is an enclosed lawned and patio garden to the rear with a driveway leading to a detached garage.



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Entrance Hall

Having laminate wood flooring, under stairs storage and a radiator.

Lounge

14'5" x 11'9" (4.39m x 3.58m)

With laminate wood flooring, living flame gas fire, marble inset and hearth, Adams style surround, Upvc double glazed bay window, radiator and french doors leading to the dining kitchen.

Dining Kitchen

17'8 x 9'1 (5.38m x 2.77m)

Modern fitted wall and base units with solid wood worktops, integrated fridge/freezer and dishwasher, sink unit, tiled splash back, free standing cooker, window and a radiator.

Conservatory

11'6 x 9'6 (3.51m x 2.90m)

Fitted base units, tiled floor, plumbing for an automatic washing machine and French doors leading to the rear garden.

First Floor Landing

Loft access and a uPVC double glazed window

Bedroom One

13'2" x 9'11" (4.01m x 3.02m")

Having a uPVC double glazed window and a radiator.

Bedroom Two

10'5" x 10'10" (3.18m x 3.30m")

With a storage cupboard, a uPVC double glazed window and a radiator.

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m")

With a storage cupboard, a uPVC double glazed window and a radiator.

Bathroom

Having a modern three piece suite comprising panelled bath, low flush wc, pedestal hand basin, tiled walls and floor, mixer shower over head and glass shower screen, heated towel rail and a uPVC double glazed window,

Exterior

To the rear of the property there is a patio, lawn and decking area, having a low maintenance area to the front with a driveway leading to a detached garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638 towards Chain Bar, after 0.9 miles at Chain Bar Roundabout take the second exit onto Whitehall Rd/A58, continue to follow A58 for 3.6 miles, turn right onto The Drive and the property will shortly be seen displayed via our For Sale board.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		59	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

