



Tabbs Lane, Scholes
Offers Over £400,000

* MUST BE VIEWED TO APPRECIATE THE EXTENDED ACCOMMODATION ON OFFER * FOUR BEDROOMS * LARGE LIVING/DINING KITCHEN * CORNER PLOT *
* CONSERVATORY * LANDSCAPED GARDEN * DOUBLE GARAGE * POPULAR LOCATION *

A fantastic opportunity for the growing family to purchase this delightful four bedroom extended detached house. Situated in the heart of Scholes village and benefits from newly fitted double glazing, gas central heating and alarm system. The spacious accommodation briefly comprises entrance, lounge, conservatory, large living/dining kitchen, cloakroom/wc, four good sized bedrooms and a house bathroom.

To the outside there are gardens to front and side with patio, driveway and double garage.





Entrance Hall

Cloakroom/WC

With low suite wc, wash basin.

Lounge

19'1" x 12'1" (5.82m x 3.68m)

With media/TV walls, glass electric fire, wood flooring, radiator.

Dining Kitchen

21'7" x 12'8" plus 8'8" x 11'1" (6.58m x 3.86m plus 2.64m x 3.38m)

Beechwood effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, seven ring range style cooker, integrated fridge freezer, dishwasher, part tiled walls and store cupboard.

Conservatory

20'3" x 13'2" narrowing to 6'7" (6.17m x 4.01m narrowing to 2.01m)

With radiator.

First Floor Landing

Bedroom One

12'1" x 11'2" (3.68m x 3.40m)

Modern fitted wardrobes and radiator. En-Suite WC;

En Suite WC

With low suite wc and wash basin.

Bedroom Two

8'7" x 9'7" (2.62m x 2.92m)

With radiator. En Suite Dressing Room;

En Suite Dressing Room

7'9" x 5'8" (2.36m x 1.73m)

With radiator.

Bedroom Three

9'1" x 7'10" (2.77m x 2.39m)

With radiator.





Bedroom Four

11'4" x 8'8" (3.45m x 2.64m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are gardens to front and side with patio, driveway and double garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn left onto Whitechapel Rd, turn right onto Whitechapel Rd/B6120, continue to follow B6120, continue straight onto Westfield Ln/B6379, turn right onto Tabbs Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

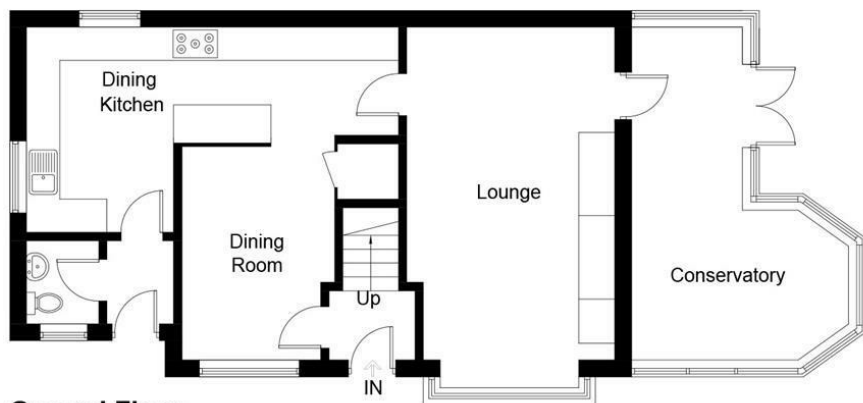
Council Tax Band

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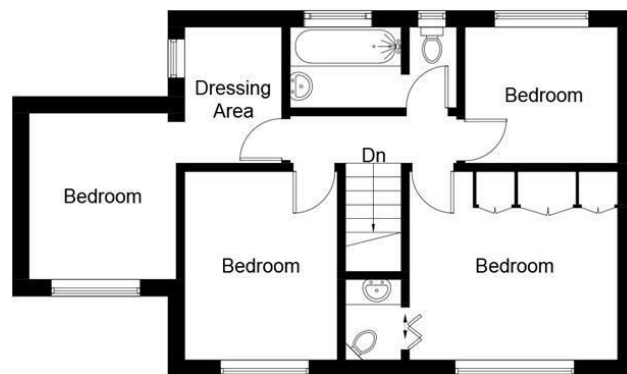


Tabbs Lane, BD19

Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft

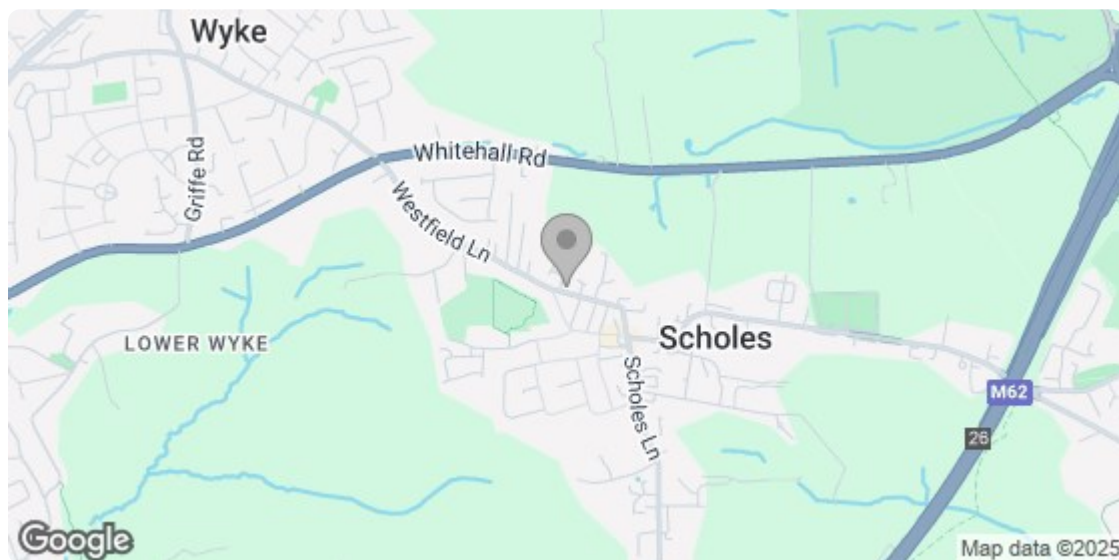


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205194)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(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 (CO ₂) 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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