

## 2 Copper Beech View Oxford Road Gomersal, Cleckheaton, BD19 4FD

**\*\* PRIVATE GATED DEVELOPMENT - HIGH SPECIFICATION - LUXURY EXECUTIVE DETACHED HOME \*\***

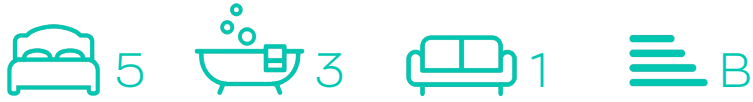
'The Oak' is an exquisite, NEW BUILD PROPERTY, which ticks every box! ..... A truly ready to move into family home, offering luxurious and stylish living accommodation arranged over THREE FLOORS, which is combined with an ULTRA ENERGY EFFICIENT build.

This property boasts an AIR SOURCE HEAT PUMP for both heating and hot water, super efficient ARGON GAS filled glass in the windows & BI-FOLDING DOORS, zoned water fed underfloor heating downstairs, with radiator heating on floors one and two, and wall construction which is THREE TIMES MORE ENERGY EFFICIENT than a standard build.

This all results in an EPC rating of B, which ensures the property is eligible for 'Green Mortgages'.

Guide price £580,000

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- Luxury Executive Detached Home
- High Specification Finish
- Air Source Heat Pump, Underfloor Heating
- Stunning Family Home
- Private Gated Development
- Five Double Bedrooms
- Driveway, Garage With Electric Door & EV Car Charging Point
- New Build 10 Year Structural Warranty
- Three Luxury Bathrooms
- Built With Locally Sourced Yorkshire Stone

## Entrance Hall

## Guest WC

## Living Room

25'0" x 15'1" (7.63 x 4.60)

## Kitchen/Diner

16'1" x 15'5" (4.91 x 4.72)

## Utility Room

7'8" x 5'5" (2.36 x 1.66)

## Garage

19'0" x 9'10" (5.80 x 3.00)

## Bedroom One

14'4" x 10'9" (4.39 x 3.30)

## Walk In Wardrobe

8'5" x 5'11" (2.58 x 1.82)

## En-Suite

8'5" x 4'11" (2.58 x 1.50)

## Family Bathroom

10'1" x 6'0" (3.08 x 1.85)

## Bedroom Four

13'8" x 9'8" (4.19 x 2.95)

## Bedroom Five

12'11" x 12'11" (3.95 x 3.94)

## Bedroom Two

20'6" x 12'11" (6.27 x 3.95)

## Shower Room

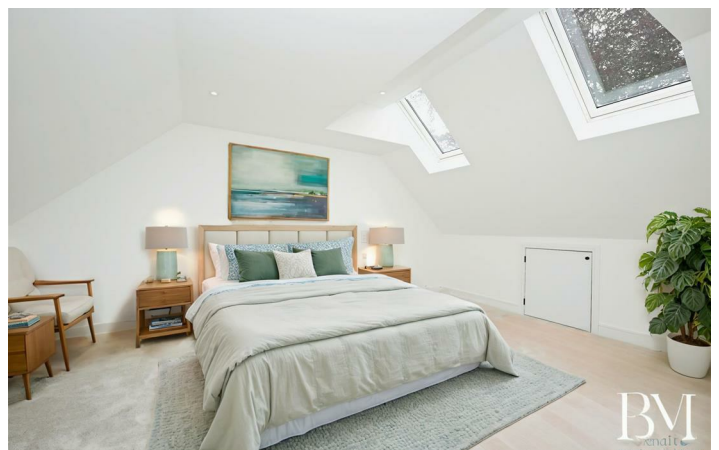
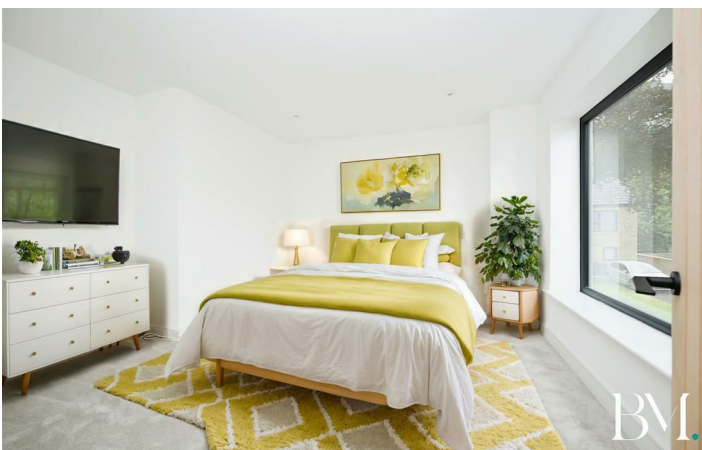
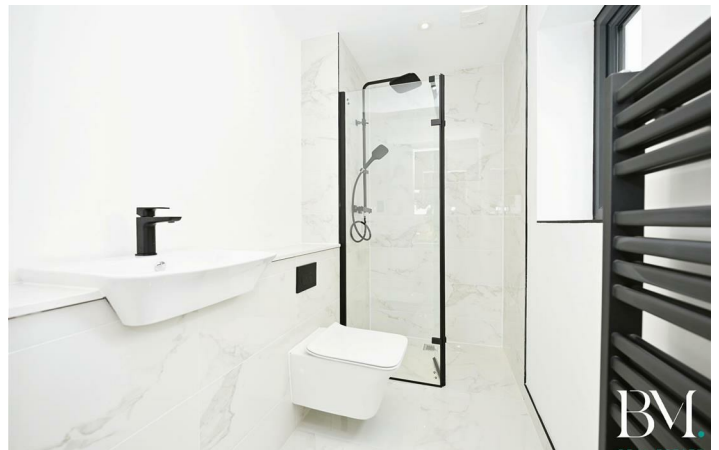
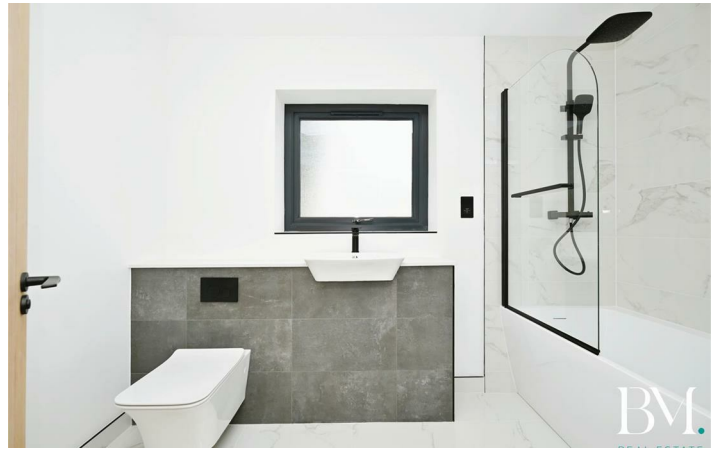
10'7" x 4'11" (3.25 x 1.50)

## Bedroom Three

17'8" x 10'6" (5.40 x 3.22)



[Directions](#)



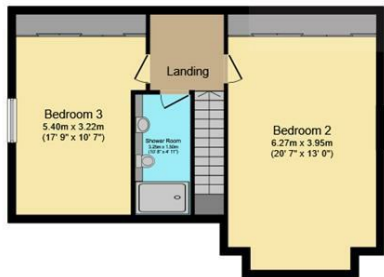
# Floor Plan



**Ground Floor**  
Floor area 89.9 m<sup>2</sup> (967 sq.ft.)



**First Floor**  
Floor area 71.4 m<sup>2</sup> (768 sq.ft.)



**Second Floor**  
Floor area 57.6 m<sup>2</sup> (620 sq.ft.)

**TOTAL: 218.8 m<sup>2</sup> (2,355 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	83	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	