

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

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

'The Ash' 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'.

Offers over £700,000

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- Luxury Executive Detached Home
- High Specification Finish
- Air Source Heat Pump/ Zoned Underfloor Heating
- Exceptional Family Home
- Private Gated Development
- Five Double Bedrooms
- Detached Double Garage, Electric Doors, Fitted EV Car Charging Point
- New Build 10 Year Structural Warranty
- Four Luxury Bathrooms
- Built With Locally Sourced Yorkshire Stone

Entrance Hall

Guest WC

Living Room

23'5" x 16'6" (7.16 x 5.05)

Kitchen

20'2" x 17'2" (6.15 x 5.24)

Dining Room

13'2" x 10'3" (4.03 x 3.14)

Utility Room

Bedroom One

16'7" x 12'8" (5.06 x 3.88)

En-Suite

7'6" x 6'6" (2.30 x 2.00)

Walk In Wardrobe

6'6" x 4'11" (2.00 x 1.52)

Bedroom Two

13'8" x 13'2" (4.17 x 4.03)

En-Suite

7'6" x 4'3" (2.30 x 1.30)

Bedroom Five

14'11" x 12'11" (4.55 x 3.95)

Family Bathroom

9'3" x 8'3" (2.83 x 2.53)

Bedroom Three

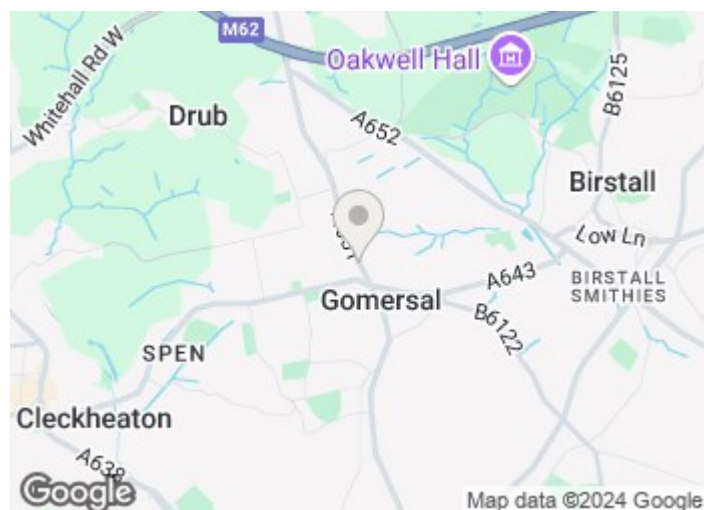
17'1" x 12'8" (5.23 x 3.88)

Shower Room

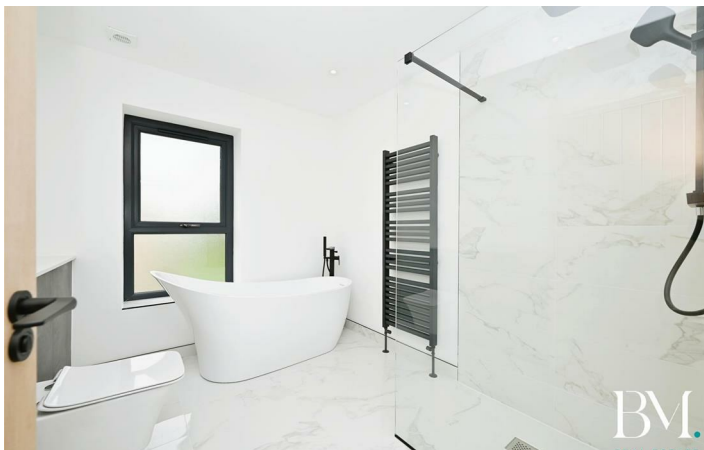
9'0" x 4'3" (2.75 x 1.30)

Bedroom Four

17'1" x 12'5" (5.23 x 3.80)



[Directions](#)



Floor Plan



TOTAL: 275.2 m² (2,962 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

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