



4 Weavers Way, Scholes, Cleckheaton, BD19 6AN



SHERIDAN
BAILEY
PROPERTY



This 4 bedroom, 3 storey contemporary styled home is perfect for family living due to the open plan living accommodation on the ground floor. Situated in a cul-de-sac position with private double driveway and EV charger, this property briefly comprises - entrance hall, downstairs WC, open plan living/dining room and fantastic kitchen. Bi fold doors from the living room lead out to rear garden and patio area. Inner hallway benefits from rear access and utility space under stairs.

The first floor accommodation comprises, good sized double bedroom, 2 single bedrooms and a family sized bathroom. The second floor is devoted to the Master Ensuite. This is a tranquil, spacious room with fitted wardrobes and space for a sitting/dressing area. The ensuite benefits from a double walk in shower. Externally to the rear there is a flagged patio area and low maintenance artificial lawn. The property is not directly overlooked.

This is a fabulous family home, where the family can enjoy time together and early viewing is strongly recommended.

Asking price £295,000





Entrance Hall

Front door opens into entrance hall with tiled floor and space for cloaks.

Open plan Living / Dining / Kitchen

Door from entrance hall opens up into a superb and certainly family friendly living accommodation.

Kitchen

Contemporary spacious Kitchen comprises a range of matching wall and base units with worktops over. There is ample storage and preparation space. Integrated appliances include dishwasher, eye level microwave and double electric oven, fridge/freezer, 4 burner gas hob with extractor over. There is a 1.5 sink and drainer with mixer tap over, chrome sockets and switches and inset ceiling spots. A large bay window to the front elevation allows for natural light, a really great kitchen space for daily living and entertaining alike.

Living / Dining Room

Open plan kitchen extends into large and sociable living space with bifold doors to the living area leading out to rear garden and patio. Plenty of space for double sofas and furniture. Space for a 4 seater dining table and chairs.

Downstairs WC

Good sized downstairs WC off entrance hall, partially tiled and comprising WC, wash handbasin.

Inner Hallway

Inner hallway from living room leads to understairs store, currently utilised as a Utility and has plumbing for washing machine. Door to rear garden.

Staircase to first floor landing

Bedroom 2

Generous double bedroom with window to front elevation



Bedroom 3

Single bedroom with window to front elevation

Bedroom 4

Single bedroom, currently used as a Home Office with window to rear elevation.

Bathroom

Contemporary styled family bathroom, beautifully tiled and comprising, low level WC, mounted wash handbasin, bath with glass shower screen and shower, heated chrome towel rail.

Staircase to second floor Master Suite

Master Bedroom Ensuite

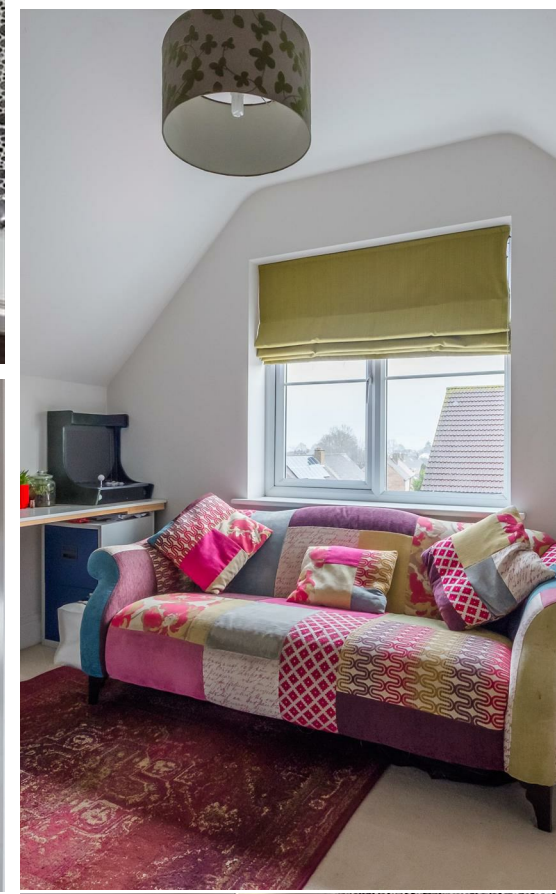
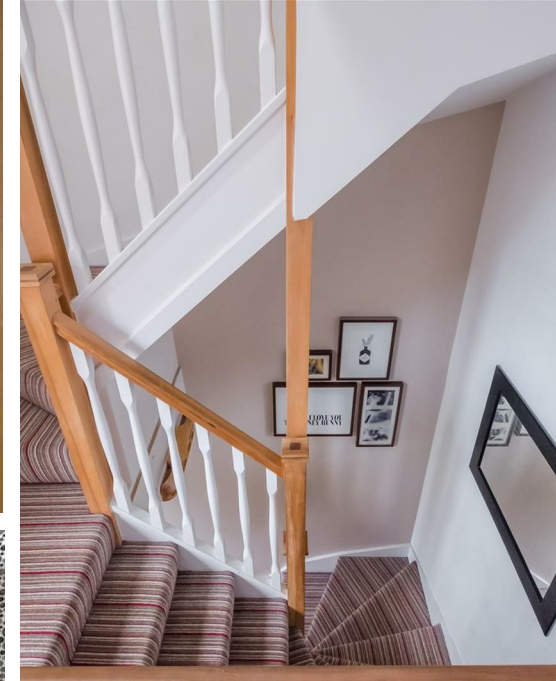
Landing with VELUX skylight leads into a fabulously sized Master Bedroom. This is a real haven with the top floor of the home devoted to the Master Bedroom, so spacious that it allows for a small sitting area, dressing area or space for a home office, whilst not intruding into the bedroom space. Window to front elevation and VELUX skylight, a lovely bright room. Fitted walk in double wardrobe.

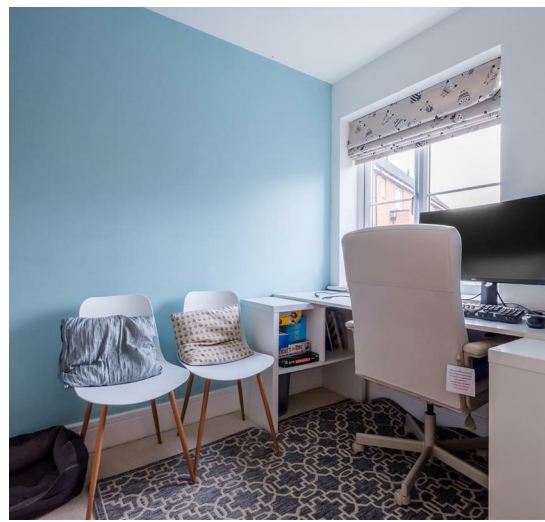
Ensuite

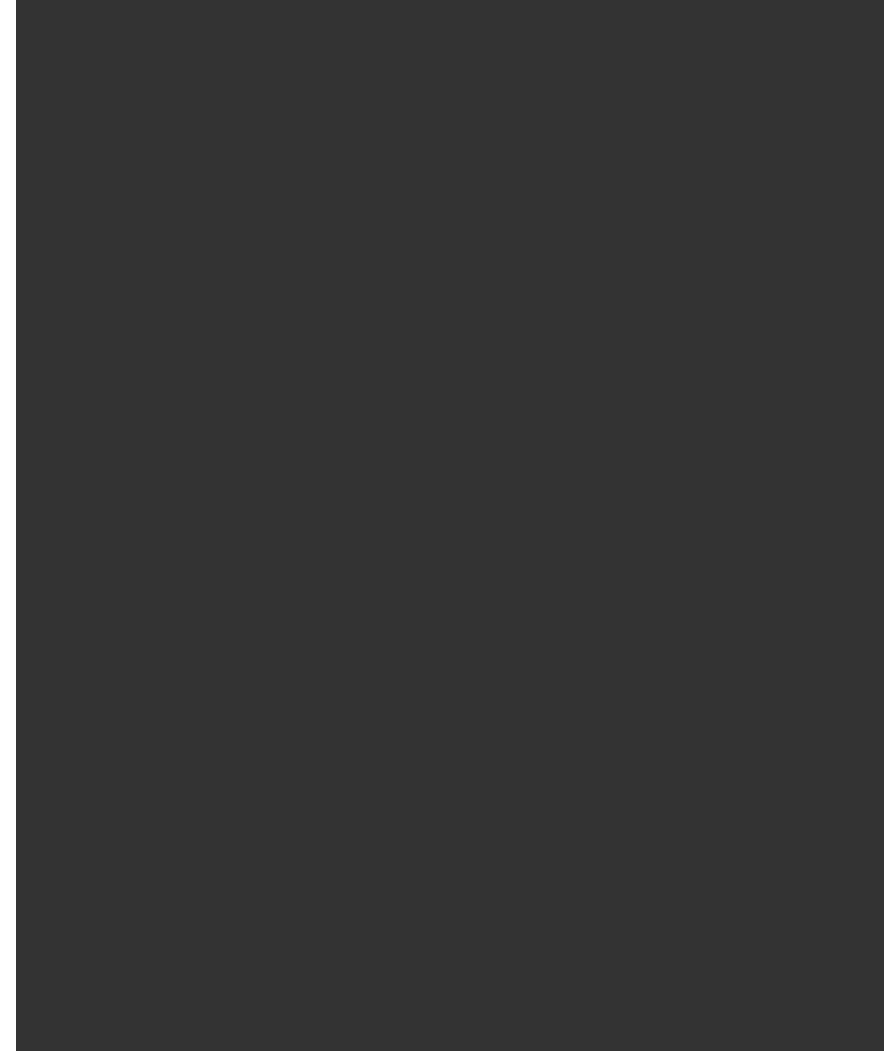
Good sized Ensuite partially tiled and comprising WC, wash handbasin, walk in double shower with rainfall shower head, heated chrome towel rail

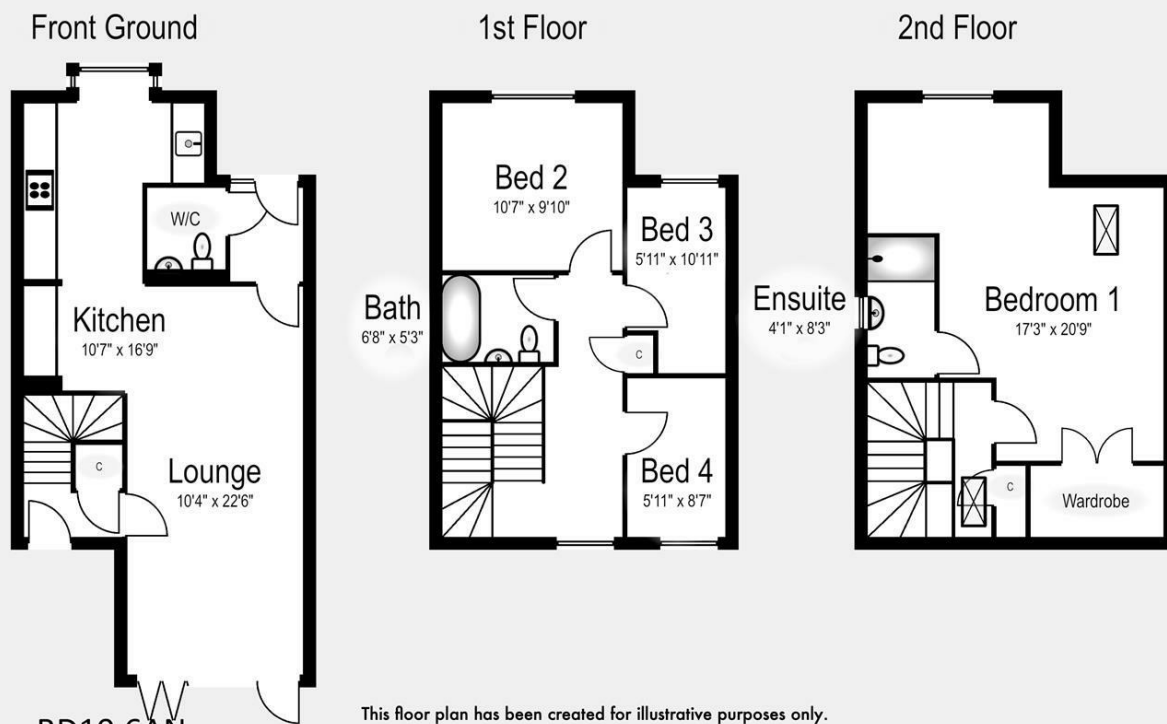
External Areas

Situated in a cul-de-sac position this property benefits from a double driveway with EV charger and outside tap. To the rear of the property is a flagged patio area and easy to maintain artificial lawn. Great space, enclosed by fencing and not directly overlooked. Plenty of space for garden furniture and BBQ. Outdoor power socket.









BD19 6AN
Internal - 1254ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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



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