



SHERIDAN
BAILEY
PROPERTY

5 Rustless Close, Cleckheaton, BD19 6JU



This property is a fabulous family home! A deceptively spacious, modern, executive style detached home at the head of a cul-de-sac situated just off Hartshead Moor Top, with excellent access to the schools and just a few miles from the M62 motorway network.

Viewing is essential to fully appreciate the size and specification of this deceptively spacious home that is one of nine similar executive style properties within this development.

Accommodation briefly comprises - a spacious entrance hall, contemporary open plan kitchen/ living space, the perfect family space! The lower ground floor is the real surprise to this property and presents the future owners with a number of accommodation options to suit their needs. Currently there is a home gym/games room as well as a snug, however the 5th bedroom can be located down here. There is also a utility room. On the first floor, the spacious galleried landing with feature arch window, leads to 4 double bedrooms including Master ensuite, plus a study and house bathroom.

Outside the driveway leads to the single integral remote controlled garage and the rear garden can be accessed from both sides of the property. The gardens are laid to lawn with patio area and well screened with mature shrubs and borders. Decorative wrought iron railings and stepped pathway lead to front door.

This is the perfect family home with multiple accommodation options that can change over time with the changing needs of a growing family.

Asking price £470,000





Entrance Hall

Welcoming and spacious entrance hall sets the tone for the rest of this property. With wood effect laminate flooring and staircases off to lower ground floor accommodation and first floor landing

Open Plan Kitchen / Living

The heart of this home can be found when opening the door into the contemporary styled open plan kitchen / living space. Designed to a high specification this space is suited to everyday family life and entertaining alike!

The Kitchen comprises a range of white hi gloss handleless wall and base units with light grey quartz worktops over. Integrated appliances include, eye level microwave, electric oven, larger style fridge/freezer, dishwasher and 4 ring induction hob with stainless steel extractor over, contemporary white and grey tiled splashbacks and a 1.5 stainless steel sink and drainer with mixer taps over. There is plenty of worktop preparation space and breakfast bar seating up to 5 people. There is an abundance of natural light thanks for the large windows to front elevation.

Beyond the Kitchen is the Dining Area, again a fantastic space with easily ample room for 6-8 seater dining table and chairs. French doors open out into the rear garden.



The lounge area flows from the dining space and has plenty of room for sofas and occasional living room furniture. A light and airy space due to the triple window to rear elevation. Door from living room into hallway

Downstairs WC

Useful downstairs WC and cloaks comprising low level WC, vanity wash handbasin and frosted window to front elevation.

Staircase down to Lower Ground Floor

Games Room / Gym

This is the reason why this property must be viewed! The real surprise to this property is the large lower ground floor, presenting the future owners with multiple options for use of the accommodation. This floor can be adapted into an annexe for an older relative or teenagers/young adult if required and has its own access from the staircase on the ground floor.

The larger of the two rooms is certainly large! Currently utilised as a Home Gym and Games room.

5th bedroom / Snug

The option of a 5th bedroom is on the lower ground floor. This space is currently utilised as a Snug with TV and sofa. Frosted window to side elevation.

Utility Room

Plumbing for washing machine and dryer

First floor from galleried landing

Master Bedroom Ensuite

Great sized Master Bedroom and a lovely space to relax. Range of mirrored fitted wardrobes. Large window to rear elevation.

Ensuite

The Ensuite comprises - corner shower cubicle, low level WC, vanity wash handbasin, white heated towel rail, tiled effect laminate flooring. Frosted window to front elevation

Bedroom 2

Large double bedroom with double window to rear elevation.

Bedroom 3

Double bedroom with triple window to rear elevation







Bedroom 4

Single bedroom with fitted wardrobes and window to front elevation.

Study / Home Office

Study with built in desk, a perfectly quiet space for homework or working from home. Window to front elevation.

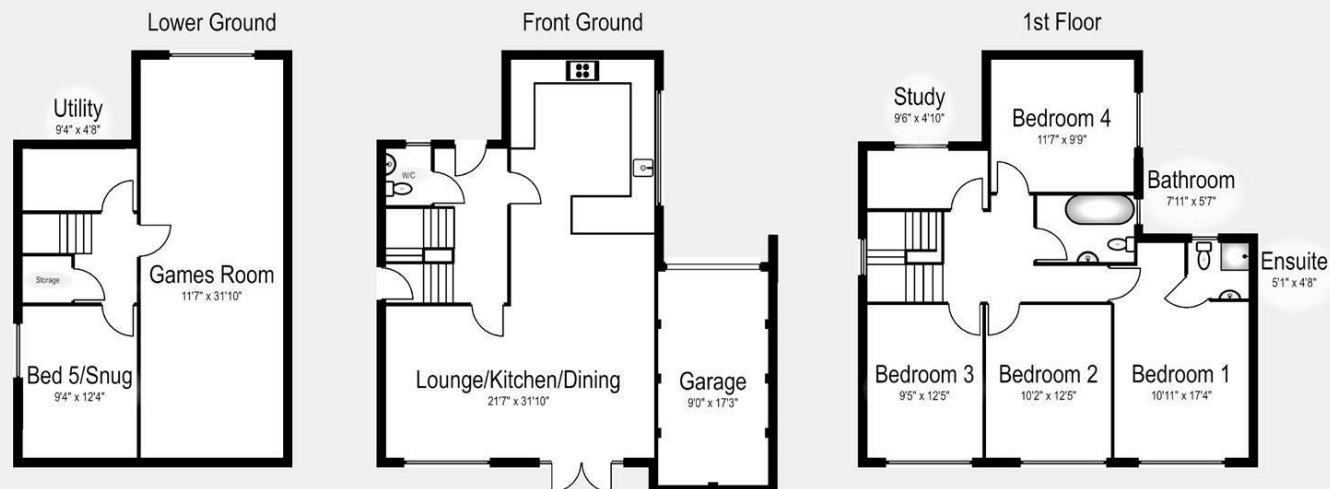
Bathroom

House Bathroom comprising bath, wash handbasin, low level WC, white heated towel rail and frosted window.

External Areas

The property is situated on a corner plot at the head of a cul de sac. Driveway leads to integral garage with remote controlled door, power and lighting. Stepped pathway leads from the drive and steps up to the front door. There is gated access on both sides of the property to the rear garden. The majority of the rear garden is laid to lawn and a flagged patio area is perfect for outdoor furniture and BBQ. The property is well screened with mature trees, shrubs and borders as well as an attractive rockery and bench. Security lights to front and rear, Outdoor tap to side elevation by the garage.

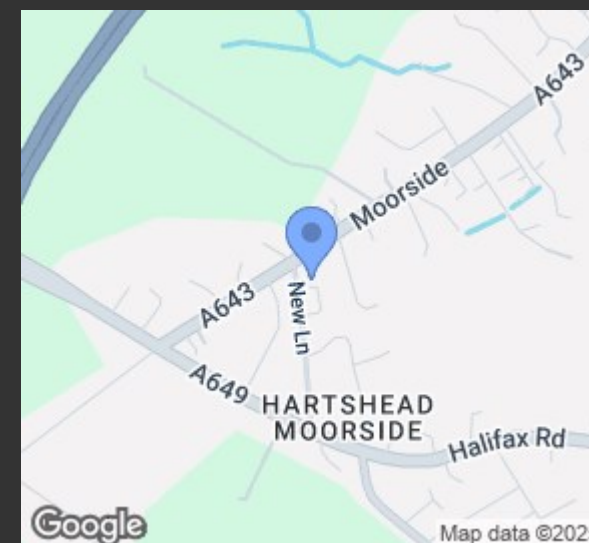




BD19 6JU
Internal - 2139ft²

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		
	75	84
England & Wales		EU Directive 2002/91/EC



SHERIDAN
BAILEY
PROPERTY

01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX
West Yorkshire

sheridanbaileyproperty.co.uk



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BAILEY
PROPERTY