



The Oak Copper Beech View, Oxford Road Cleckheaton BD19 4LA



welcome to

The Oak Copper Beech View, Oxford Road Cleckheaton

Spacious family home of over 2137 sq. ft of living space plus the garage in a GATED development within easy access to BBG Academy. This property is now complete and ready for its NEW FAMILY. SALES ASSIST & PART EXCHANGE AVAILABLE!!



The Oak

Offering truly spacious family accommodation over three floors with 2130sq ft of living space - The Oak has been designed with busy families in mind, blending modern building styles with spacious accommodation on every level. Viewing is the only way to appreciate the scale and seamless layout of this contemporary home.

Kitchen

This superb kitchen is fitted with a bespoke range of wall and base units including the main feature - the kitchen island. Complete with integrated NEFF appliances including 70/30 fridge freezer, integral dishwasher, plumbing for a washing machine, integral single oven, integral combi oven, induction hob, extractor hood, black sink & tap, under cabinet lighting and quartz work tops and breakfast bar .

Bathrooms

Each bathroom and ensuite has been designed with luxury in mind. Complete with a tiled wet room with glass screen, quartz worktops, partial free standing bath, counter top basin, floating toilet, integral shower, with stylish black bath and toilet controls and a large black heated towel rail.

Decoration Finish

Each home is finished with Oak internal doors with black ironmongery, white gloss paint to woodwork, flat white finish to ceilings and walls.

Electrical

This property comes complete with spot lighting in in all kitchens, bathrooms and en-suites and pendant lights elsewhere. Premium white power points with USB C & USB A in bedrooms, Hard wired fire alarms, wall mounted sockets for TV wall mounting, ethernet ports throughout all properties, car charging point and electric garage door.

Garden

The garden is landscaped with flag patio area, matching retaining walls & paths to the side and rear of the house as well as turf to rear garden. There are

front & rear external lights.

Garage & Parking

Set within a private gated community with electric automated gates at the front of the development this house comes with an integral garage and off street parking for multiple cars. The garage also has a light, power points, electric doors and personnel door straight into the house.

Part Exchange & Sales Assist

If you have a property to sell the developer can help with part exchange and sales assist on selected plots. Please ask the sales team for more information. This allows you to reserve a property until your house has sold.

Maintenance Charges

For the gated community an estimated fee of £30 per calendar from each property has been estimated for the running of the electric gates, lighting and maintenance of the grounds. This will be confirmed with your legal advisor

Viewings

We welcome the opportunity to show your around the properties to get a better feel of the space and size of the homes and gardens. This is a working building site and we can only do viewings with a pre booked appointment. Please contact the sales team for more information.

Ground Floor

Lounge

25' x 12' (7.62m x 3.66m)

Kitchen Diner

15' max x 16' (4.57m max x 4.88m)

Utility Room

6' x 8' (1.83m x 2.44m)

Wc

5' 5" x 4' 3" (1.65m x 1.30m)

First Floor

Master Bedroom

14' 2" x 10' (4.32m x 3.05m)

Dressing Room/walk In Ward

5' x 6' (1.52m x 1.83m)

En Suite

5' x 6' (1.52m x 1.83m)

Main Bathroom

10' x 6' (3.05m x 1.83m)

Bedroom Five

10' x 12' (3.05m x 3.66m)

Bedroom Four

13' x 12' (3.96m x 3.66m)

Second Floor

Bedroom Three

17' x 10' 5" (5.18m x 3.17m)

Shower Room

11' x 5' (3.35m x 1.52m)

Garage



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welcome to

The Oak Copper Beech View, Oxford Road Cleckheaton

- Available To Move IN NOW
- Energy Efficient Air Source Heat Pump (Energy Rated B) & Underfloor Heating
- Bi Folding Doors To Rear Garden
- Formal Lounge & Separate Utility Room
- Open Plan Dining Kitchen With Central Island

Tenure: Freehold EPC Rating: Exempt

£595,950



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DWS116422](https://www.williambrown.co.uk/Property/DWS116422)



Property Ref:
DWS116422 - 0012

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