

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

# welcome to

# The Oak Copper Beech View, Oxford Road Cleckheaton

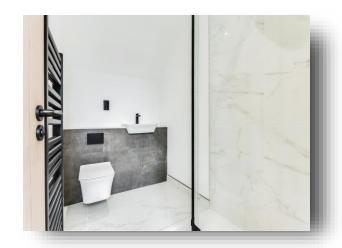
Spacious family home of over 2137 sq. ft of living space plus the garage in a GATED development within easy access to BBG Academy. This property is now complete and ready for its NEW FAMILY. SALES ASSIST & PART EXCHANGE AVAILABLE!!













#### 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.

# **Maintainence 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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- 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

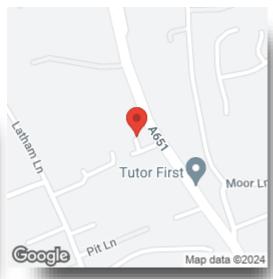
Tenure: Freehold EPC Rating: Exempt

# £595,950









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116422



Property Ref: DWS116422 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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