

**Moorside Court, Cleckheaton BD19 6AY** 



# welcome to

# **Moorside Court, Cleckheaton**

Modern four bedroom detached family home situated in Cleckheaton offering spacious excellent family accommodation, Offers over £390,000, which could be ideal for growing families. Benefitting from ample off street parking and landscaped rear garden. Contact us now to view.













### W/C Room

Located on the ground floor is a wc room which comprises of a low level wc and pedestal wash hand basin.

## **Utility Room**

10' 3" max x 5' 11" max ( 3.12m max x 1.80m max ) Good sized handy & practical utility room with a stainless steel sink & drainer, integral washing machine, space for a tumble dryer and a door which leads to the rear garden.

#### Lounge

15' 1" max x 11' 6" max ( 4.60m max x 3.51m max ) Spacious lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. The lounge itself provides ample space for free standing furniture and has carpeted flooring.

### **Dining Room**

19' 4" max x 9' 9" max ( 5.89m max x 2.97m max ) Providing space for dining furniture with laminate flooring, ceiling spotlights and gas central heating radiator. The dining room itself has laminate flooring.

#### Kitchen

18' 6" max x 10' 5" max ( 5.64m max x 3.17m max ) Fitted kitchen with wall & base units, complementary worksurfaces incorporating a sink & drainer with mixer tap. There is a double glazed window to the rear elevation and French doors which lead out to the rear garden. With integrated fridge & freezer, two ceiling light points, oven & gas hob with an extractor over. The kitchen itself has laminate flooring.

# **Pantry Cupboard**

6' 7" x 4' 11" (2.01m x 1.50m) to the rear of the dining room is a pantry cupboard with shelving, gas central heating radiator and ceiling light point. The pantry room has laminate flooring.

# **First Floor Landing**

With a double glazed window to the front elevation, ceiling light point and benefitting from two storage cupboards.

## **Bedroom One**

14' 11" to fitted wardrobe x 11' 9" ( 4.55m to fitted wardrobe x 3.58m )

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and a door which leads to the en-suite.

## **En-Suite**

With a pedestal wash hand basin, low level wc, walk in shower and double glazed window to the rear elevation.

#### **Bedroom Two**

11' 2" x 9' 9" ( 3.40m x 2.97m )

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and provides space for free standing furniture.

## **Bedroom Three**

11' 10" x 8' 11" ( $3.61m \times 2.72m$ ) With carpeted flooring, ceiling light point, gas central heating radiator and double glazed window to the rear elevation.

### **Bedroom Four**

10' 7" x 9' 8" (  $3.23m \times 2.95m$  ) With a double glazed window to the rear elevation, ceiling light point, gas central heating radiator and carpeted flooring.

### **Family Bathroom**

The family bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over & glass shower screen. There is a frosted double glazed window to the side elevation, gas central heating radiator and ceiling light point. The bathroom itself has laminate flooring.



#### Externally

To the front of the property there is a driveway providing off street ample parking and lawned area. To the rear is an attractive landscaped garden with a patio & lawned area. Providing space for garden furniture if desired and would be great for enjoying the summer months.

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# **Moorside Court, Cleckheaton**

- \*\*\*OFFERS OVER £390,000\*\*\*
- MODERN DETACHED FAMILY HOME
- OFF STREET PARKING & ENCLOSED REAR GARDEN
- FOUR GOOD SIZED BEDROOMS & KITCHEN/DINER
- LARGE UTILITY ROOM, TWO BATHROOMS & TWO LARGE RECEPTION ROOMS

Tenure: Freehold EPC Rating: B Council Tax Band: E

offers over **£390,000** 



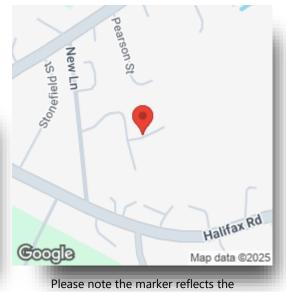


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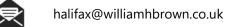
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william h brown

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01422 362845



6 Bull Green, HALIFAX, West Yorkshire, HX1



williamhbrown.co.uk