



**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 x 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 x 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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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114334 - 0006

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william h brown



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**