

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 8 Tailor Close

Cleckheaton, BD19 6AT

**£355,000**

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Scholes, Cleckheaton, BD19 6AT

**£355,000**



Built in 2012, this substantial detached family home offers modern accommodation to suit a growing family. The property, which is situated in the village of Scholes, is convenient for the M62 network and those commuting to the local business districts, good schools and local amenities. Internally comprising: an entrance hallway, a kitchen diner, a ground floor cloaks / WC, a living room, four bedrooms, an en-suite to the master bedroom and a house bathroom. Externally there are gardens to the front and rear, with a driveway and a detached garage. This property is beautifully presented throughout - book your viewing today!

## Entrance Hallway

This well presented double height entrance hallway has monochrome flooring, a composite front door and a useful storage cupboard. With an open staircase to the galleried landing which provides access to the first floor accommodation.

## Kitchen Diner

20'5" x 8'6" (6.22 x 2.59)

A large open plan kitchen diner with gloss wall and base units, a spotlight ceiling and integral appliances, featuring: a fridge, a freezer, a dishwasher, a microwave, a double oven and a hob. With tiled splashbacks, an inset stainless steel sink and drainer and plumbing for a washing machine. There is ample space to dine and bi-folding doors to the rear garden, perfect for family life and entertaining guests!

## Ground Floor WC

5'3" x 4'11" (1.60 x 1.50)

A useful WC with part-tiled walls and a window.

## Living Room

20'5" x 10'11" (6.22 x 3.33)

A large living room overlooking the front and rear of the property with access to the rear garden through bi-folding doors.

## Landing

Providing access to all first floor accommodation and with a storage cupboard. Also benefiting from access to the loft space.

## Master Bedroom

10'9" x 10'3" (3.28 x 3.12)

A double bedroom with fitted wardrobes to one wall.

## En-suite

7'10" x 3'10" (2.39 x 1.17)

The en-suite shower room has a walk in shower cubicle, a WC and a hand basin. With a wall-mounted, heated, chrome towel rail and tiling to the walls.

## Bedroom Two

11'2" x 10'2" (3.40 x 3.10)

A double bedroom with fitted wardrobes.

## Bathroom

7'2" x 5'6" (2.18 x 1.68)

A modern tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with a shower screen and hand-held shower.

## Bedroom Three

9'11" x 7'5" (3.02 x 2.26)

A good sized third bedroom.

## Bedroom Four

8'11" x 6'4" (2.72 x 1.93)

A well proportioned single bedroom currently utilised as a home office.

## Exterior

To the front of the property there is a lawn and to the side is a driveway to a detached garage and a gate leading to the rear garden. To the rear of the property there is an enclosed garden, with a large lawn and border plants. There is also a patio.

## Directions

For Satnav please use the postcode BD19 6AT

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

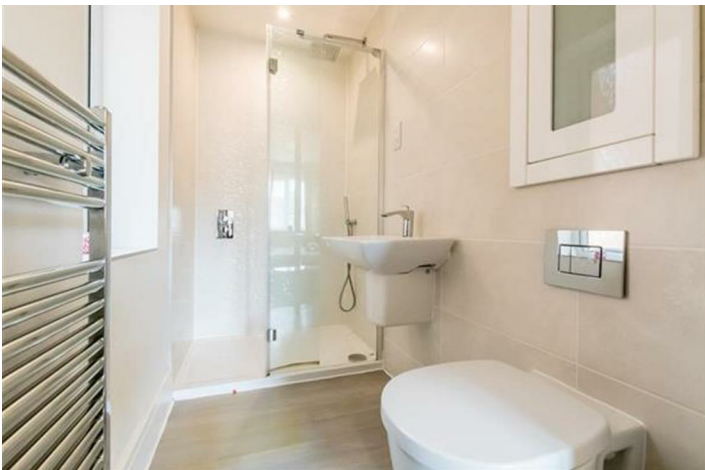
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Road Map



Hybrid Map



Terrain Map



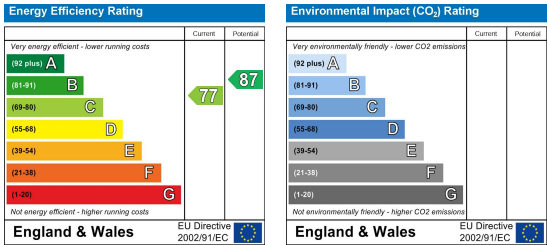
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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