



Hawthorn Lane, CLECKHEATON BD19 3TR

welcome to

Hawthorn Lane, CLECKHEATON

Guide Price £350,000 - £375,000 LOOKING FOR A SIZEABLE DETACHED PROPERTY IN A TUCKED AWAY LOCATION BUT STILL HANDILY POSITIONED FOR ALL AMENITIES, SCHOOLING AND MOTORWAY ACCESS? THEN..YOU'VE FOUND IT!



Entrance Hallway

Composite door to front, double glazed window to front, gas central heating radiator, coving to ceiling, stairs to first floor landing and doors to ground floor accommodation.

Lounge

19' 3" (Into Bay) x 11' 7" (5.87m (Into Bay) x 3.53m)
Double glazed bay window to front, two gas central heating radiators, telephone & TV points, coving to ceiling and wall mounted electric fire.

Kitchen / Breakfast Room

17' 4" MAX x 9' 8" MAX (5.28m MAX x 2.95m MAX)
Modern fitted kitchen with a range of wall and base units, complementary minerva work surfaces, asterite one and a half bowl sink drainer with Quooker tap, induction hob, electric oven, integrated dishwasher, fridge freezer and wine cooler. Ceiling mounted cooker hood, tall gas central heating radiator, double glazed multi-pane effect window to rear and double glazed french doors to garden.

Utility Room

7' 7" x 5' 4" (2.31m x 1.63m)
Door to side, wall and base units, complementary work surfaces, plumbing for washing machine, splashbacks, extractor fan, gas central heating radiator, integrated microwave and oven.

Dining Area

13' 2" x 9' 1" (4.01m x 2.77m)
Archway to sun room.

Sun Room

14' 1" x 9' 9" (4.29m x 2.97m)
Wood flooring, sliding doors to garden, solid roof with spotlights to ceiling, engineered wood flooring, wall mounted electric heater.

Ground Floor Cloakroom

WC, wash hand basin with mixer tap, splashback tiling, tiled floor, gas central heating radiator and extractor fan.

First Floor Landing

Double glazed multi-pane effect window to side, gas central heating radiator and doors to first floor accommodation.

Bedroom One

12' 8" x 10' (3.86m x 3.05m)
Double glazed multi-pane effect window to front, gas central heating radiator and door to en-suite shower room.

En-Suite Shower Room

Double glazed multi-pane effect window to side, shower cubicle with wall mounted shower, wash hand basin, WC, extractor fan, gas central heating radiator, splashback tiling and tiled floor.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)
Double glazed multi-pane effect to rear, gas central heating radiator, access to loft space via drop down ladder and benefits from lighting and is partly boarded.

Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m)
Double glazed multi-pane effect window to rear and gas central heating radiator.

Bedroom Four

8' 5" x 8' MAX (2.57m x 2.44m MAX)
Double glazed multi-pane effect window to front and gas central heating radiator.

Family Bathroom

Double glazed multi-pane effect window to side, panelled bath with mixer tap, wash hand basin with mixer tap, WC, extractor fan, gas central heating radiator, splashback tiling and tiled floor.

Exterior

To the front of the property there is a tarmac driveway providing off street parking leading to the integral garage, side access leading to the rear of the property and a small lawned front garden. The

enclosed rear garden has lawned and bark areas to relax or entertain on and outside watering tap.

Integral Grage

18' 5" x 8' 5" (5.61m x 2.57m)
Benefiting from an up and over door, power points, lighting and EV charger.



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Hawthorn Lane, CLECKHEATON

- Guide Price £350,000 - £375,000
- Four Bedroom Extended Detached Property
- 19ft Lounge, 13ft Dining Area, 17ft Kitchen Breakfast Room
- 14ft Sun Room, 7ft Utility Room, G/F WC
- Driveway, Garage, Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117841 - 0007

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