



## 6 Highmoor Lane, Cleckheaton, BD19 6LW

Offers In The Region Of £435,000

- Stone built 4 bedroom detached
- High-spec kitchen with granite tops & island
- Large open-plan dining/living with garden views
- Separate lounge plus utility & cloakroom
- Family bathroom and master ensuite
- Garden, patio, integral garage & driveway parking

# 6 Highmoor Lane, Cleckheaton BD19 6LW

This executive-style four-bedroom detached home forms part of a bespoke development in the sought-after area of Hartshead Moor. Offering well-proportioned accommodation, the property features an open-plan kitchen and living space designed for modern family life.



Council Tax Band: B



### Hallway

Welcoming entrance with durable flooring and a composite front door. Provides access to the main living areas, garage, and a useful understairs storage cupboard. Staircase rises to the first floor.

### Utility Room / Cloakroom

A practical and versatile space fitted with worktops, sink with mixer tap, and space/plumbing for a washing machine and dryer. Includes a pedestal wash basin, WC, and high-powered extractor fan.

### Large Open Plan Kitchen / Living Area

The heart of the home, this impressive room (approx. 8m x 5m) combines style and functionality. The contemporary fitted kitchen features a range of wall and base units, storage drawers, granite work surfaces, two stainless steel sinks, and high-quality AEG appliances including oven, induction hob with designer extractor, integrated dishwasher, and freestanding fridge/freezer. A detached kitchen island offers further preparation space and seating for three to four bar stools.

The dining/living area is well-proportioned, providing ample room for a large family dining table and additional seating. Double UPVC French doors open to a porcelain-tiled patio and rear garden, while a large picture window frames garden views.

### Living Room

A generously sized, carpeted reception room with a UPVC window to the front aspect. Equipped with TV aerial points and power sockets, making it a comfortable and versatile family space.

### Landing

Carpeted landing with doors to all bedrooms and bathroom. Includes a good-sized airing cupboard with built-in shelving and lighting.

### Family Bathroom

Luxuriously finished with large-format porcelain floor tiles (90 x 90cm). Features a panelled bath with mixer tap, wall-mounted vanity wash basin with storage drawers, a walk-in shower cubicle with thermostatic rain shower and handheld attachment, and a chrome towel radiator.

### Master Bedroom

A spacious king-size room (approx. 6m x 5m) with carpeted flooring and rear-facing UPVC window. Door to ensuite modern shower room with porcelain tiled floor, wall-mounted vanity basin with storage drawers, WC, and a large low-profile shower cubicle with thermostatic rain shower and additional attachment.

### Bedroom Two

A generous double bedroom with carpeted flooring and UPVC window.

### Bedroom Three

Another double bedroom with carpeted flooring and UPVC window.

### Bedroom Four

Double-sized, carpeted bedroom with a rear-facing UPVC window enjoying garden views.

### Outside

The property benefits from a private driveway providing off-street parking and access to the integral garage. Gated side access leads to a landscaped rear garden with porcelain-tiled terrace and lawn, offering an ideal space for family use and entertaining.





