



## 8 Tailor Close

Scholes, Cleckheaton, BD19 6AT

**£345,000**



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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!

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*

## 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)**

This 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

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



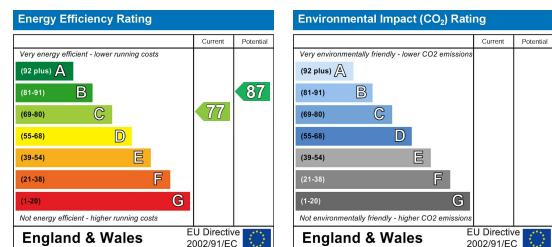
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.