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Moorside
Cleckheaton



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Offers In Region Of £375,000

IN A LITTLE KNOWN RESIDENTIAL SETTING WITH SIMILAR STYLED NEIGHBOURING PROPERTIES PRESENTED TO A GREAT STANDARD, OUR DETACHED 4 BEDROOM FAMILY HOME INCLUDES OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN WITH ADDITIONAL GARDENS TO THE FRONT ELEVATION.

Fully detached with an attractive kerb side appeal, our modern property is ready to move in, offered to the market with no upward chain.

Entering the property onto Karndene flooring, you step into the entrance hall with neutral décor. The sitting room is a spacious room accommodating an L-shaped sofa and again has a stylish interior flare complimenting the overall aesthetics of the home. The dining kitchen is another well proportioned room

and includes a great range of wall and base cabinets. With quality slate tiled effect flooring and flattering metallic sheen wall tiles, the integral appliances included comprise of a range oven, black chimney extractor, fridge freezer and a stainless steel 1 1/2 sink and drainer. The kitchen leads to a utility room to the rear of the property with further cabinets, sink and drainer and plumbing for a washing machine. This area is a fabulous area to de-cloak before entering the main property after enjoying many of the surrounding walks

including the Spen Valley circular and nearby Hartshead circular. With a cloakroom arranged with a wash basin with pedestal and close coupled w.c a door leads out to the garden and a further door leads into the integral garage with a manual up and over door.

The first floor leads to 4 bedrooms, two of which have ensuite facilities and the remaining two having easy access to the house bathroom. The bedrooms include 3 generous double/kings, and the 4th bedroom is a large single with storage above the bulk head and is currently utilised as a home office. The landing has sufficient room for free standing furniture and the upstairs is sympathetically decorated with delicate hues.

The house bathroom is fully tiled with warm cream ceramics and includes a bath with T-bar shower mixer taps, shower cubicle with Mira Play rear fed electric shower, wash basin with pedestal and close couple w.c.

Externally the property benefits from a rear garden with patio and large lawn with raised floral beds. Pet and child friendly the garden is accessible down either side elevation which are gated for security.

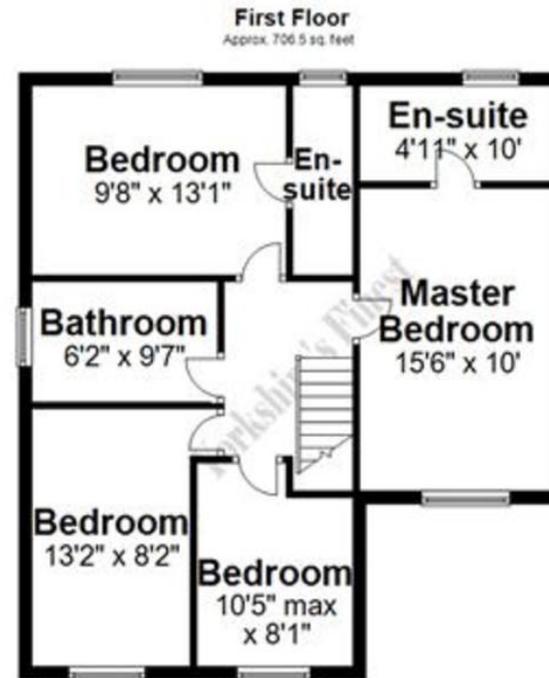
To the front, the property has a low wall with stone column and ball finial with spacious driveway and lawn to the front elevation.



Cleckheaton is a town in the centre of Spen Valley, steeped in history with connections to the textile industry, with a railway and bus station connecting many of the surrounding districts, the property sits in a residential setting favoured by families.

Fringed by countryside with local amenities close to hand, Moorside has High Bank junior and nursery school within 15 minutes close walking distance to the property. Attractions include Dewsbury Country Park, Ponderosa Zoo and the ever popular Whiteley's Garden Centre. The property has the added benefit of Birstall Retail and Entertainment Park being located less than a few miles away, and a choice of gastro-pubs including the famous Old Mill Pub within an 8 minute radius. Willow Valley Golf, Yorkshires largest golf facility with 50 holes of golf, a driving range, bistro, bar and a warm welcome is only 3 minutes from the property Close to motorway networks accessing the M62 and M1, and easily accessible to Leeds, Huddersfield and Wakefield within 10 miles in a car.





Total area: approx. 1529.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or D/E Energy Assessors. Plan produced using PlanUp.

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601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



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