



118a Drub Lane, Drub, Cleckheaton, West Yorkshire, BD19 4BU

Impressive new build 4 bedroom detached.

Spanning three thoughtfully designed floors, this newly completed luxury home seamlessly blends state of the art technology, village charm, and exceptional lifestyle convenience. Tucked away in the peaceful village of Drub, surrounded by open fields and country walks, with the front of the residence directly overlooking the scenic park. Unrivalled commuter links, located just minutes from Chain Bar (J26/M62) for fast, effortless access to Leeds, Manchester, and beyond.. There is also excellent schooling within the catchment area for highly regarded local primary and secondary schools, making it an ideal long-term family home.

The heart of the residence is the super family room fitted with sleek, contemporary handleless units and premium quartz worktops. The entire top floor is dedicated to an exclusive principal bedroom suite retreat. This expansive spaces features en suite shower room and a versatile landing area.

Contact Birkenshaw office for a viewing.

Guide Price £500,000

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ENTRANCE HALL A bright entrance hallway with tiled floor and underfloor heating.

DOWNSTAIRS WC Modern two piece suite comprising low suite, vanity sink unit, tiled floor and underfloor heating.

LOUNGE 15'4" x 13'5" (4.67m x 4.1m)

Having a wood burning stove set in brick feature chimney breast, downlights, underfloor heating and triple glazed window.

KITCHEN/FAMILY ROOM 19'6" x 21'1" (5.94m x 6.43m)

Super living space, having a modern fitted kitchen area with wall and base units incorporating quartz work surfaces & breakfast bar, built in Bosch oven, Bosch microwave, Bosch WiFi induction hob, Bosch plate warmer, Bosch integrated dishwasher, extractor fan, integrated fridge and freezer, useful storage cupboard. Tiled floor throughout, triple glazed inline sliding patio doors overlooking the rear garden.

UTILITY ROOM 7'7" x 5'5" (2.3m x 1.65m)

A range of fitted base units incorporating quartz work surfaces, stainless steel sink unit, plumbing for auto washer, gas combination boiler, composite door to rear, tiled floor and underfloor heating.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM TWO 13'5" x 12'1" (4.1m x 3.68m)

Double bedroom with radiator and triple glazed window enjoying views of the park. En Suite Shower Room;

EN SUITE SHOWER ROOM Modern three piece suite comprising double shower cubicle, vanity sink unit, low suite wc, towel radiator, triple glazed window

BEDROOM THREE 13'5" x 11'8" (4.1m x 3.56m)

Double bedroom with radiator and triple glazed window.

BEDROOM FOUR 8'5" x 7'2" (2.57m x 2.18m)

Double bedroom with radiator and triple glazed window.

BATHROOM Modern three piece suite comprising P shaped bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator and triple glazed window.

SECOND FLOOR LANDING Velux window and radiator providing a useful study space.

MASTER SUITE 14'5" x 14'5" (4.4m x 4.4m)

Master suite with radiator, velux window, built in storage/eaves. En Suite Shower Room;

EN SUITE SHOWER ROOM Modern three piece suite comprising shower cubical, vanity sink unit, low suite wc, towel radiator, Velux window.

EXTERIOR To the outside there is an enclosed lawned and patio garden to the rear, driveway parking to the front with an EV charging point

FEATURES Modern Comforts: Zoned underfloor heating across the entire ground floor, fully carpeted bedrooms, and three high-end bath/shower rooms.

Future-Ready: Driveway equipped with an integrated EV charging point and energy-efficient systems.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		