



## 5 St. Lukes Close, Cleckheaton, West Yorkshire, BD19 6AU

Immaculately presented, FOUR BEDROOM, EXECUTIVE DETACHED house situated on this small select cul-de-sac of only six homes. Ideal for FAMILY BUYERS due to its proximity to highly regarded schools and offering easy access to the town centre amenities and the M62.

Offering a stylish and sizeable footprint it comprises spacious hallway, two reception rooms with wood burning stove in the lounge, conservatory and a fitted breakfast kitchen and Cloakroom on the ground floor. To the first floor are four good-sized bedrooms with a beautifully appointed extended family bathroom, which incorporated the former en-suite and could easily be converted back. Lovely well stocked lawned gardens to the front and rear with driveway parking and attached garage.

**\*\* Viewing considered essential \*\***

**Asking Price £395,000**

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## GROUND FLOOR

### ENTRANCE HALL

Spacious hallway with useful built-in cloaks cupboard and radiator.

### CLOAKROOM

Comprising low flush WC and hand wash basin with tiled splashback and extractor fan.

### LIVING ROOM 18'4" x 12'3" max (5.6m x 3.73m max)

Feature fireplace with inset wood burning stove.

### DINING ROOM 12'8" x 7'7" max (3.86m x 2.3m max)

### BREAKFAST KITCHEN 14'1" x 8'10" max (4.3m x 2.7m max)

Range of modern wall and base cabinets, with timber work surfaces, breakfast bar and matching shelving units, tiled splashbacks, inset sink and mixer tap, electric hob unit and extractor, double integral oven, dishwasher and fridge and freezer. Sliding doors to conservatory.

### CONSERVATORY 19' x 8'10" max (5.8m x 2.7m max)

Sizeable L-shaped room with tiled flooring and radiator. Doors leading to rear garden.

## FIRST FLOOR

### LANDING

Doors to bedrooms and house bathroom.

### BEDROOM ONE 11'2" x 11'2" max (3.4m x 3.4m max)

Double master bedroom.

### BEDROOM TWO 10'5" x 7'7" max (3.18m x 2.3m max)

Double bedroom.

### BEDROOM THREE 12' x 9' max (3.66m x 2.74m max)

Double bedroom.

### BEDROOM FOUR 8'10" x 7'7" (2.7m x 2.3m)

**BATHROOM** Spacious bathroom with modern four piece suite comprising a bath, vanity sink, WC and glazed shower cubicle. Quality tiled wall and tiled flooring.

This bathroom was extended to include the former master bedroom en-suite but could be converted back if necessary.

## OUTSIDE

Lawned garden to the front with ample sized driveway parking leading to an attached garage. Garage measures 16'1 x 11'6 (4.9m x 3.5) with utility area with plumbing for washer and electric doors.

Lovely West facing lawned and paved rear garden with raised flowerbeds and timber storage shed.

## OTHER INFORMATION

 Tenure: Freehold

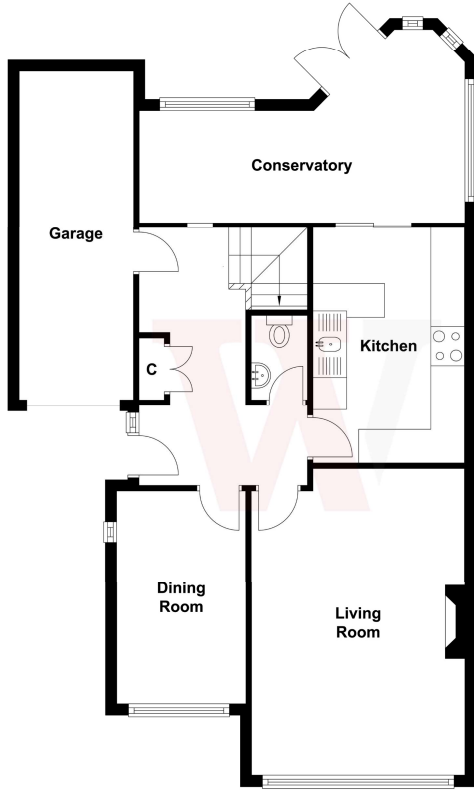
Council Tax Band: E

EPC Rating: C

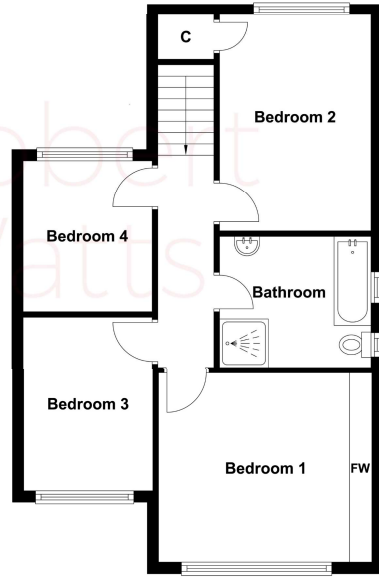
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		