



44 Moorlands Road, Cleckheaton, West Yorkshire, BD19 5ED

Situated on this popular development built circa. 4 years ago by 'Stonebridge Homes' and offering easy access to the town centre and the well regarded local schools, is this WELL PRESENTED, FAMILY SIZED, FOUR BEDROOM detached home. Offered with no chain, this modern specification house has a lovely open plan 18ft integrated dining kitchen which is great for entertaining along with lounge, study, WC, four good bedrooms, the master with ensuite shower room and family bathroom. Driveway parking to the side leading to single garage with pleasant lawned garden and patio to the rear. Benefiting from uPVC DG, alarm & GCH. EPC - B.

Asking Price £325,000

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ENTRANCE HALL Impressive hallway with open plan timber return staircase and useful under stairs storage/cloaks cupboard.

WC WC and hand wash basin.

LOUNGE 17'5" x 9'10" max (5.3m x 3m max)

Bay window.

KITCHEN DINER 18'8" x 14'9" max (5.7m x 4.5m max)

Super open plan room with lots of natural light. Modern range of wall and base units, complimentary worktops and one and a half bowl sink with mixer tap. Feature island and breakfast bar plus induction hob and integral electric oven. Integral fridge freezer, dishwasher and plumbing for washer. Pantry and side door. Bi-folding doors leading to garden and pendant lighting.

LANDING Feature drop pendant lighting.

BEDROOM ONE 12'2" x 9'2" max (3.7m x 2.8m max)

Feature timber panelling and wall mounted TV point.

ENSUITE BATHROOM Three piece modern suite comprising of shower and glazed shower cubicle, vanity sink and WC. Chrome wall mounted towel heater.

BEDROOM TWO 10'10" (3.3) x 9'2" (2.8) max plus robes

With inbuilt sliding wardrobes.

BEDROOM THREE 9'2" x 7'3" max (2.8m x 2.2m max)

BEDROOM FOUR 9'2" x 6'11" max (2.8m x 2.1m max)

BATHROOM Three piece modern suite comprising of bath with shower extension over, WC and hand wash basin. Chrome wall mounted towel heater and tiled walls.

EXTERIOR Located at the far end of the development with driveway to side for off street parking with significantly larger than average single brick built garage. Pleasant South facing lawned garden and paved patio area. Electric car charging point.

Freehold

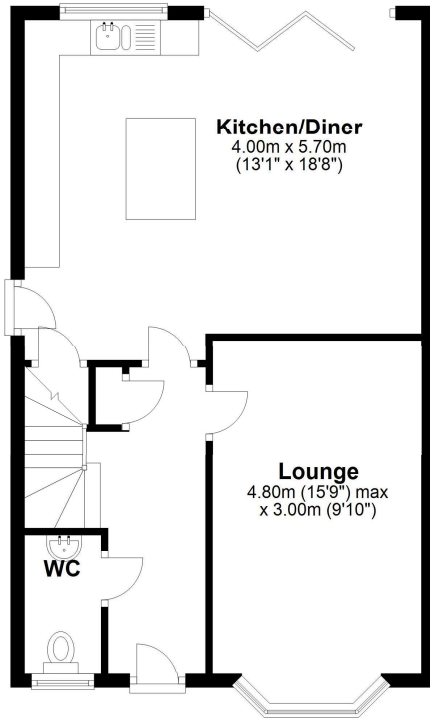
Council Tax Band D

EPC - B

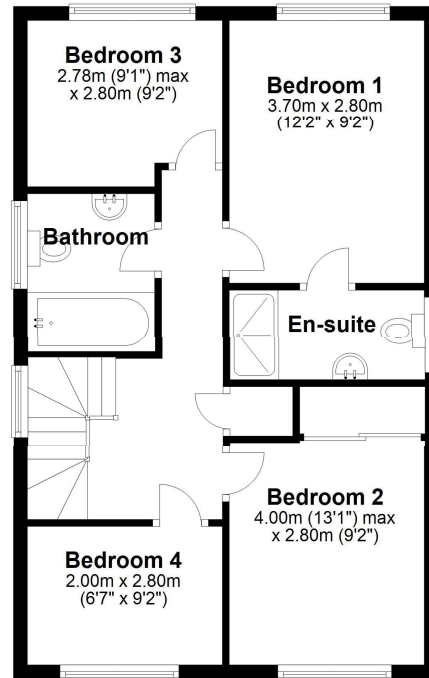
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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