



126 Drub Lane, Drub, Cleckheaton, West Yorkshire, BD19 4BU

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

A great opportunity has arisen to purchase this SUPERBLY PRESENTED, extended FOUR BEDROOM, FAMILY SIZED semi detached house situated in this most desirable location. Fully refurbished to the highest standard and offering a spacious footprint, the house offers easy access to the motorway network and the surrounding towns and cities yet has a more peaceful village feel. Comprising hall, two reception rooms, modern kitchen, office which is ideal for those who WFH, WC, utility and useful store room. To the first floor are four bedrooms, the master with ensuite along with a four piece family bathroom. To the exterior is a landscaped lawned garden to the rear as well as double driveway for off street parking to the front. Benefiting from uPVC double glazing and gas central heating.

Asking Price £325,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

126 Drub Lane, Drub, Cleckheaton, West Yorkshire, BD19 4BU

FAST TRACK LEGAL PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360.00 including VAT, on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL Oak flooring. Vertical radiator.

DOWNSTAIRS WC White suite.1/2 tiled walls.

OFFICE/STUDY 6'3" x 6'3" (1.9m x 1.9m)

LOUNGE 15'6" x 12'7" (4.72m x 3.84m)

DINING ROOM 10'4" x 7'5" (3.15m x 2.26m)

uPVC French doors leading to the garden

UTILITY ROOM 8'8" x 7'4" (2.64m x 2.24m)

Stable door. Vertical radiator

BIKE ROOM 6'5" x 6'11" (1.96m x 2.1m)

KITCHEN 10'4" x 7'1" (3.15m x 2.16m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan. Rear entrance with porch area.

LANDING Built in storage cupboards.

BEDROOM 1 13'6" (4.11) (+recess) x 9'9" (2.97)

Feature, larger than average picture window. Access to part boarded loft.

EN SUITE 9'9" x 6'2" (2.97m x 1.88m)

DOUBLE BEDROOM 2 14'2" x 8'9" (4.32m x 2.67m)

DOUBLE BEDROOM 3 9'9" x 8'8" (2.97m x 2.64m)

Fitted wardrobes

BEDROOM 4 7'3" x 5'9" (2.2m x 1.75m)

BATHROOM Modern white bathroom suite with a shower over the bath. Heated towel rail.

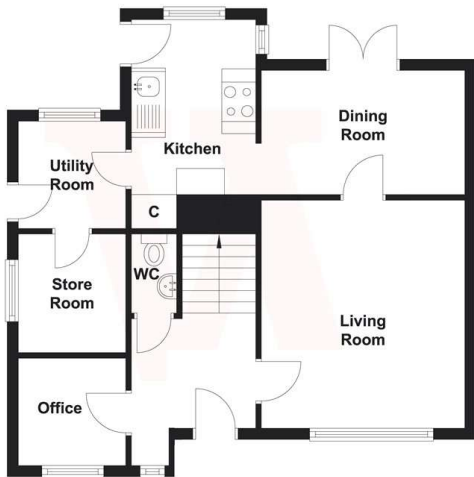
OUTSIDE

COUNCIL TAX Band 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | propertymark naea | propertymark