



13 Lower Lark Hill, Cleckheaton, West Yorkshire, BD19 6JJ
Offers in excess of: £775,000

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PART EXCHANGE CONSIDERED - please ask for more details.

Signature Homes by Robert Watts offer for sale this property that is situated in this backwater location and accessed via a small road serving only seven houses. STUNNING & UNIQUE new build house which stands apart from the existing vernacular. Offering a versatile and generous 3,137sqft of living accommodation and garaging, this elegant, modernist FOUR DOUBLE BEDROOM FAMILY HOME is located in the Moorside area of Cleckheaton giving good communication links to the M62 Motorway network. From the dual height feature entrance leading to the 25ft lounge with patio access to the garden, the house also boasts a dining room/second sitting area, stunning open plan 32ft living kitchen with ground floor utility room and WC. To the first floor there is a master bedroom with ensuite and dressing room, one guest suite with ensuite and two further bedrooms with 'Jack'n'Jill' bathroom. The landscaped gardens offer a high degree of privacy and compliment the house along with ample driveway parking and double detached garage.



Entrance Hall 16'9" (5.1) x 6'7" (2) + 5'11" (1.8) x 4'3" (1.3) max

Spacious feature full height hallway with glazed timber stairs. Full height timber front door. Useful open plan study area off. Double timber doors to kitchen.

Study/Reception Room 13'1" x 13'5" max (4m x 4.1m max)

Versatile open plan room with access to lounge.

Living Room 25'3" x 21'8" max (7.7m x 6.6m max)
Irregular shaped room with ample natural light from full height windows and bi-folding doors leading to garden.

Living Kitchen 32'6" x 16'1" max (9.9m x 4.9m max)

Offering a spacious room which is ideal for family living with ample natural light from the full height windows. Modern range of handle less wall and base units in dark grey finish with complimentary Quartz worktops and inset sink with hot water tap. Induction hob with extractor, integral microwave, full height fridge freezer and dishwasher. Feature island breakfast bar. Double glazed doors to garden.

Utility Room 16'1" x 5'11" max (4.9m x 1.8m max)
Cupboard housing boiler and hot water tank. Base units, Quartz worktop and sink and mixer tap. Side door.







WC WC and wash hand basin with tiled walls.

Landing Galleried landing and glazed balustrade. Storage cupboard. Thermostat heating controls on both levels.

Bedroom one 16'1" x 11'10" max (4.9m x 3.6m max)
Access to balcony with glazed balustrade with views over garden. Walk-in dressing room measuring 9' x 6'7" (2.8m x 2m).

Ensuite Bathroom Three piece suite comprising of walk in shower with slim fit shower tray and rainforest head, wall mounted WC and vanity sink. Tiled walls and floor.

Bedroom Two 12'6" x 11'2" max (3.8m x 3.4m max)
Walk-in wardrobe measuring 5'3 x 4'11 (1.6m x 1.5m).

Ensuite Bathroom Three piece suite comprising of walk in glazed shower with slim fit tray and rain forest head, wall mounted WC and vanity sink. Tiled walls and floor.

Bedroom three 13'5" x 12'10" max (4.1m x 3.9m max)

Bedroom four 16'9" x 14'5" max (5.1m x 4.4m max)
Doors leading to balcony and glazed balustrade.

Bathroom Jack and Jill four piece suite comprising of free standing bath and tap and glazed walk-in shower, wall mounted WC and vanity sink. Tiled walls and floor.

Exterior Good sized landscaped plot offering a high degree of privacy from the large mature boundary trees. Ample driveway accessed via electronically controlled security gate leading to a detached double garage measuring 17' x 16'9 (5.2m x 5.1m) with electric doors and power. This could easily be converted to a home office for those who WFH. Please note there is TPO on one of the large trees.

Freehold
Council Tax - Not Yet Banded
EPC - B
Benefits from 10 year Build Zone warranty

GCH
uPVC DG.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



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Approximate Gross Internal Area = 265.0 sq m / 2852 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 291.5 sq m / 3137 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID982727)



AGENTS NOTES:

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.

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