



## 9 Moorside Rise, Cleckheaton, West Yorkshire, BD19 6AA

Wow what a lot of house! Only by an internal inspection can a viewer fully appreciate the sheer SIZE & SCALE of the footprint of this deceptively spacious, split level detached bungalow. Making clever use of every available space, this well presented, VERSATILE home is great for MULTI-GENERATION FAMILY BUYERS but would also suit traditional bungalow buyers. The sizeable lower ground floor space with 26ft lounge/bedroom, conservatory, bathroom and occasional room makes an ideal self-contained 'granny annex'. Further comprises hall, lounge, breakfast kitchen, four ground floor bedrooms and shower room with occasional roof space as well as lower ground floor storage/workshop. Ample block paved driveway parking and lovely rear garden. Benefits from GCH, uPVC DG & alarm.

**Asking Price £350,000**

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## ENTRANCE PORCH

**HALLWAY** Under stairs storage and staircase to roof space occasional room and access to lower ground floor.

**GUEST CLOAKROOM** Three piece shower room with glazed cubicle, vanity sink and WC. Tiled walls and floor.

## **LIVING ROOM 16'5" x 12'2" max (5m x 3.7m max)**

Bay window and wall mounted electric fire.

## **KITCHEN 10'6" x 10'6" max (3.2m x 3.2m max)**

Modern wall and base units, worktop and inset sink with mixer tap. Double electric oven and microwave. Four ring electric hob and extractor fan. Plumbing for dishwasher and integrated fridge. Patio doors to garden.

## **BREAKFAST AREA 8'2" x 7'7" (2.5m x 2.3m)**

Off kitchen and walk-in pantry. Plumbing for washing machine.

## **BEDROOM ONE 13'5" x 9'6" max (4.1m x 2.9m max)**

Dual aspect room with French windows with far reaching views.

## **BEDROOM TWO 12'10" x 8'2" (3.9m x 2.5m)**

Double doors to front giving its own access with WC off.

## **BEDROOM THREE 10'2" x 7'3" (3.1m x 2.2m)**

## **BEDROOM FOUR 9'10" x 9'2" (3m x 2.8m)**

Built-in bed frame.

**SHOWER ROOM** Three piece modern suite including glazed shower cubicle, WC and sink.

## LOWER GROUND FLOOR

## **LOUNGE/PLAYROOM/BEDROOM 5 29'6" x 9'10" (9m x 3m)**

Versatile lower ground floor room with sliding doors to conservatory and timber flooring. This would make an ideal 'granny annex' with the adjoining conservatory and bathroom.

## **CONSERVATORY 18'8" x 10'10" (5.7m x 3.3m)**

Access to rear garden.

## **OCCASIONAL ROOM 10'2" x 8'2" (3.1m x 2.5m)**

Access to under floor ancillary room leading to a storage/workshop room measuring 4.5m x 3.6m (14'9 x 11'10)

**BATHROOM** Three piece suite comprising corner bath, WC and hand wash basin.

## **ROOF SPACE 13'5" x 12'2" (4.1m x 3.7m)**

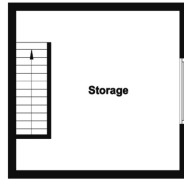
Roof space occasional room with natural light and eaves storage which makes an ideal office/craft room.

**EXTERNAL** Occupying a good sized plot with driveway parking and paved garden to front. Decking to side with glazed balustrade and under floor storage with power.

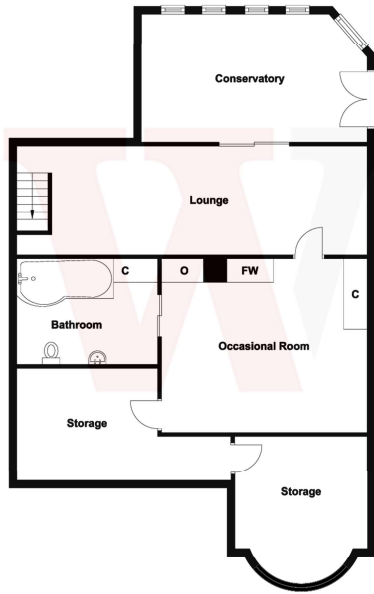
Low maintenance decked and gravelled garden with raised flowerbeds and good sized timber shed to rear.

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.





First Floor



Lower Ground Floor



Ground Floor