



19 Bridon Way, Cleckheaton, West Yorkshire, BD19 5DF

Rare to the market this stunning 5 BEDROOM, 3 BATHROOM detached home ideally suiting GROWING FAMILY BUYERS. Offering a stylish and contemporary feel the house is situated on this popular modern development offering easy access to the local schools & amenities including 'Spennings Leisure Centre' and the popular 'Greenway' cycle/footpath. The house has a cleverly converted garage which is now a ground bedroom/playroom with wet room ideal for teenagers (with full building certificate), contemporary designed porch, lounge with Aga wood burning stove, breakfast kitchen, conservatory & utility. To the first floor and four bedrooms, the master with ensuite and family bathroom. Double driveway parking to the front and pleasant landscaped lawned, paved and decked rear garden with outhouse storage building. Recently fitted boiler and Hive central heating.

Asking Price £329,995

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

19 Bridon Way, Cleckheaton, West Yorkshire, BD19 5DF

ENTRANCE PORCH Contemporary styled front door.

ENTRANCE HALL Cloaks area.

LOUNGE 16'9" x 13'9" max (5.1m x 4.2m max)

The focal point of the room is the lovely Aga wood burner stove with feature glazed base and tiled back. Open staircase with bespoke inbuilt understairs storage. Glazed timber door to kitchen and access to Bedroom 5.

BREAKFAST KITCHEN 17'1" x 9'6" max (5.2m x 2.9m max)

Range of modern fitted wall and base units with contemporary curved finish incorporating contrasting worktop, sink and mixer tap. Double electric oven and microwave with four ring Bosch induction hob plus exposed extractor. Integral dishwasher and fridge freezer. Double doors to Conservatory and access to Utility.

UTILITY ROOM 5'3" x 5'3" max (1.6m x 1.6m max)

Plumbing for auto washer with worktop. Wall mounted boiler and access to rear.

CONSERVATORY 12'10" x 8'10" (3.9m x 2.7m)

Wall mounted electric fire and electric wall heater and pendant lighting. Access to gardens.

BEDROOM 5/PLAYROOM 11'2" x 8'2" (3.4m x 2.5m)

Versatile room converted from garage. Access to Wet Room.

GROUND FLOOR WET ROOM Spacious room comprising walk in shower, wc and hand wash basin. Chrome heated towel rail.

FIRST FLOOR LANDING Having useful storage cupboard.

BEDROOM ONE 13'5" x 10'10" max (4.1m x 3.3m max)

Having fitted wardrobes along one wall and air conditioning unit.

EN SUITE Modern en suite comprising glazed shower cubicle, wc and vanity sink unit. Chrome heated towel rail.

BEDROOM TWO 14'5" x 8'6" (4.4m x 2.6m)

Storage cupboard.

BEDROOM THREE 12'2" x 8'10" (3.7m x 2.7m)

BEDROOM FOUR 9'10" x 6'11" (3m x 2.1m)

BATHROOM Modern fitted suite comprising bath with integral shower with Rainforest head and glazed shower screen, wc and vanity sink unit. Chrome heated towel rail.

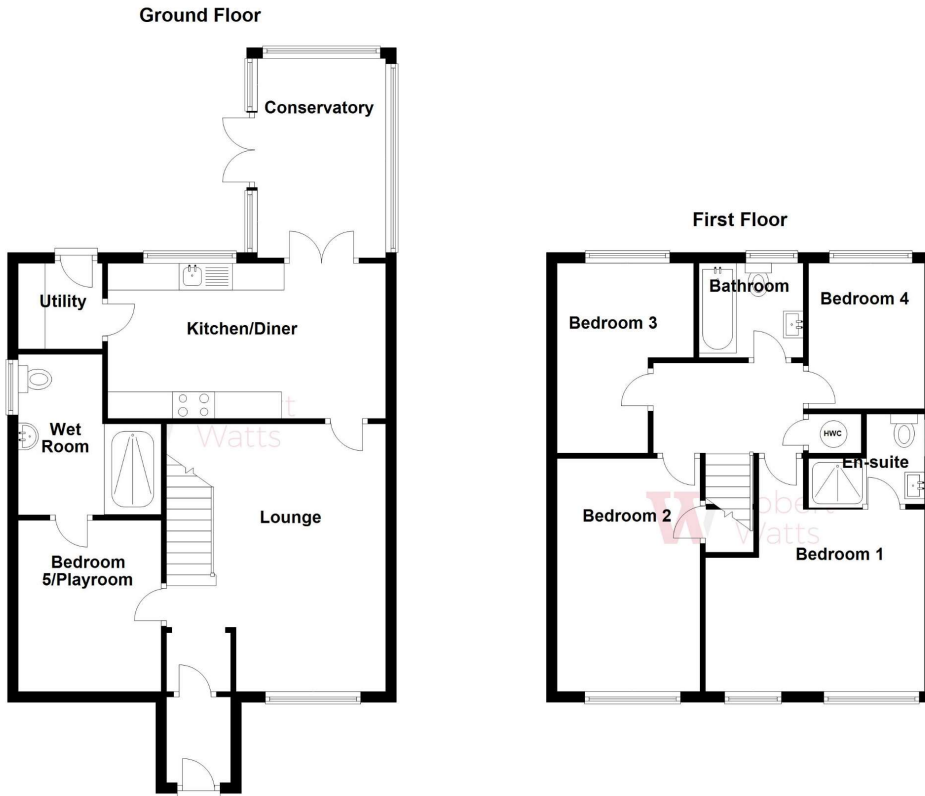
EXTERNAL The property benefits from a double driveway to the front for off street parking. To the rear is a cleverly designed garden incorporating a number of different zones including a lawned area, paved patio with sun awning and useful storage/workshop measuring c. 14' x 9' with power and lighting.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(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	

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark