



1 Rustless Close, Cleckheaton, West Yorkshire, BD19 6JU
Asking Price: £515,000

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Superbly presented, EXECUTIVE FIVE BEDROOM DETACHED situated on this highly popular development in Hartshead Moor Top. Offering a versatile and generous footprint of c. 1969 sqft, it ideally suits GROWING and MULTI-GENERATION FAMILY BUYERS as it has THREE BATHROOMS including two ensembles, Handily situation for the local schools and the M62, this lovely and stylish home fully comprises hall, wc, two reception rooms, breakfast kitchen, five good sized bedrooms two with ensembles including the master with dressing room and family bathroom. Occupying a corner plot it benefits from ample driveway parking and double integral garage with landscaped gardens, GCH with modern boiler, uPVC DG, alarm and CCTV.



Entrance Hall Having tiled flooring and cloaks cupboard.

Guest WC Hand wash basin and wc.

Lounge 16'5" x 15'5" max (5m x 4.7m max)

Feature fireplace and living flame gas fire. Doors leading onto garden.

Dining Room 16'1" x 10'10" max (4.9m x 3.3m max)

Remote LED lighting and double doors to lounge.

Breakfast Kitchen 19'4" x 10'10" max (5.9m x 3.3m max)

Range of wall and base units incorporating contrasting work tops and breakfast bar, one and a half bowl inset sink and mixer tap. Range oven and grill and extractor with integral auto washer and dish washer. Tiling to floor.

First Floor Landing Air conditioning unit. Access to boarded loft with ladder and lighting.

Master Bedroom 16'5" x 11'6" (5m x 3.5m)

Double master suite with walk-in wardrobe.







En Suite Modern three piece suite with walk-in glazed shower cubicle, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail.

Bedroom Two 16'5" x 11'6" max (5m x 3.5m max)
Fitted wardrobes and dressing table.

En Suite Modern three piece suite comprising glazed shower cubicle, wc and vanity sink. Tiling to walls and floor.

Bedroom Three 11'10" x 10'10" (3.6m x 3.3m)
Wall mounted TV point.

Bedroom Four 10'6" (3.2) x 10'2" (3.1) + doorway

Bedroom Five 10'6" (3.2) x 7'7" (2.3) plus storage cupboard

Bathroom Three piece modern suite comprising P-shaped bath with integral shower and glazed screen, wc and vanity sink. Tiling to walls and floor.

Exterior

The property benefits from double driveway to the front with EV charging point leading to a double integral garage measuring 17'5 x 16'5 (5.3m x 5.0m) with plumbing for auto washer and electric door. Pleasant, landscaped paved and lawned garden area to the rear.

Please Note If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

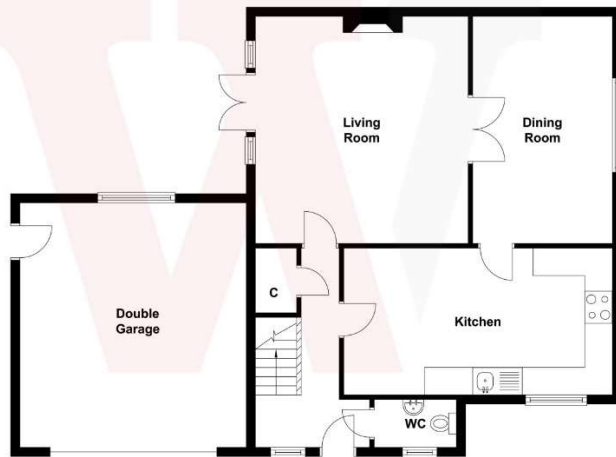
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.



Ground Floor



First Floor



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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