Robert Watts

Signature
PRESTIGE HOMES

8 Popeley Rise, Cleckheaton, West Yorkshire, BD19 4QT
Offers in the region of: £570,000

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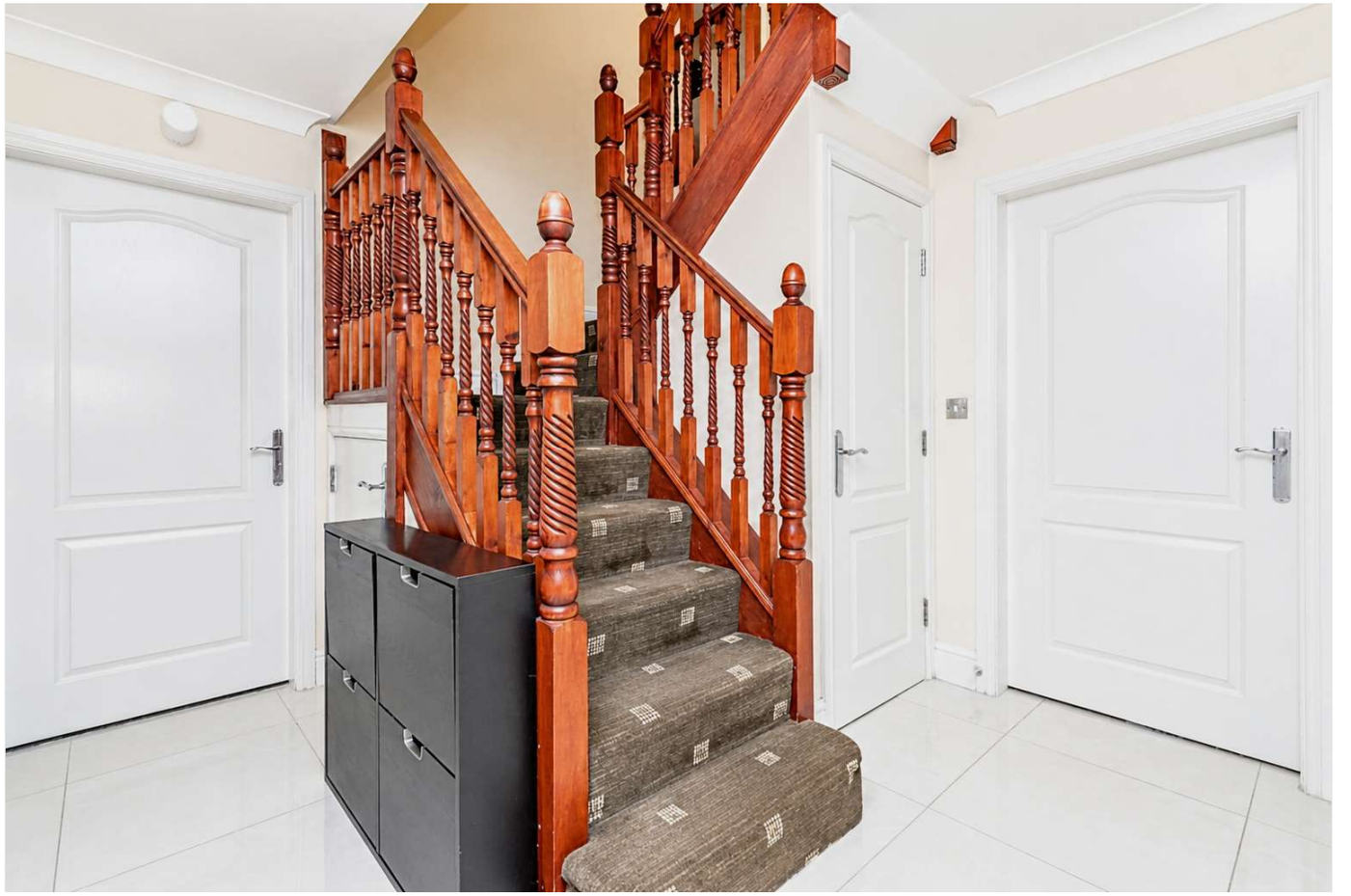
Situated in this sought after modern cul-de-sac is this beautifully presented, SIX BEDROOM detached home. Offering an enviable and versatile footprint of circa. 2,045 sqft, it is conveniently situated within easy reach of well regarded schools including 'BBG Academy' and amenities and the M62 motorway network. Ideal for growing, MULTI-GENERATIONAL FAMILIES who can all enjoy their own space it comprises: Entrance hall, WC, two reception rooms, 28ft modern dining kitchen, utility room, five good sized bedrooms, two with en-suite facilities including large master with walk in dressing room and family bathroom. Sitting on a good sized end plot with sizeable, landscaped rear gardens, ample private parking and an integral double garage. Benefits from Nest GCH, uPVC DG & Alarm.



Entrance Hall Oversized porcelain floor tiles and under stairs storage.

Guest WC Vanity sink and wc.

Lounge 20'4" x 12'2" plus bay (6.2m x 3.7m plus bay) Fireplace with living flame gas fire and French doors leading onto garden.

Dining Room 11'6" x 10'2" plus bay (3.5m x 3.1m plus bay)

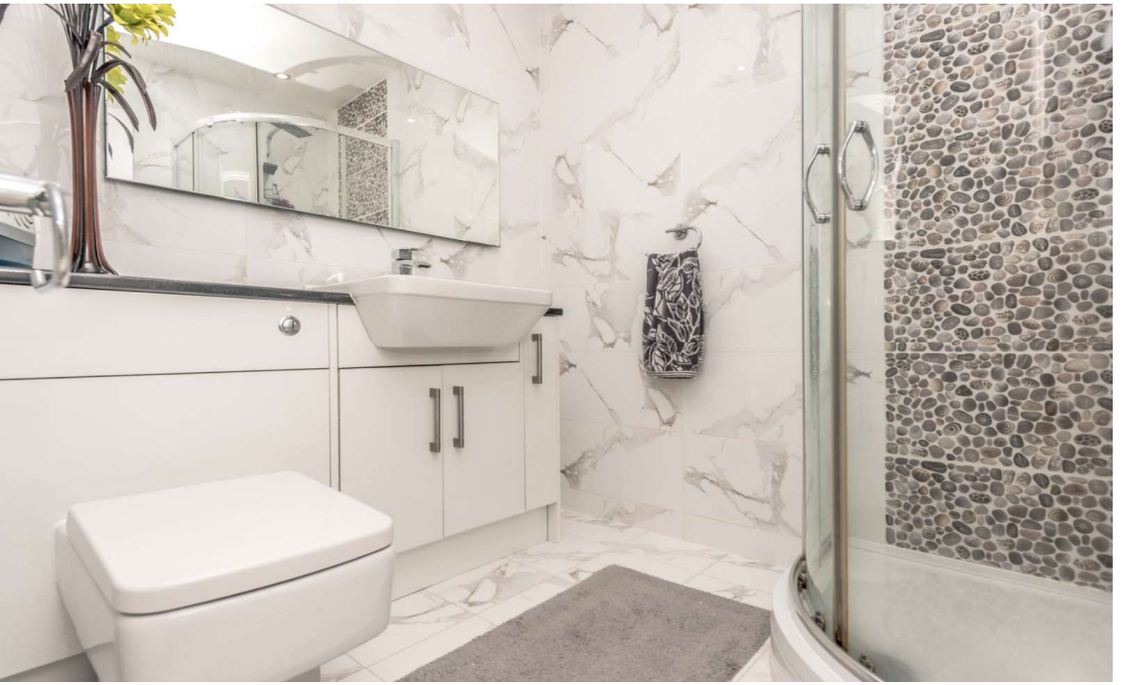
Kitchen Diner 27'11" x 11'6" max (8.5m x 3.5m max) Range of recently fitted wall and base units with a handle less finish, quartz worktop, breakfast bar, inset sink and mixer tap. integral microwave, oven and five ring gas hob plus extractor. Integral double fridge and freezer and plumbing for dishwasher. Oversized tiling to floor and door leading to garden and garage.

Utility Room 6'3" x 4'11" max (1.9m x 1.5m max) Wall and base units, quartz work top and sink. Plumbing for auto washer.

First Floor Landing Full height galleried landing with useful double storage cupboard.

LAUNDRY

ME&
YOU



Bedroom One 19' (5.8) x 11'6" (3.5) plus 7'3" (2.2) x 7'3" (2.2)
Having walk in wardrobe measuring 6'7 x 5'9 (2.0m x 1.8m).

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

Bedroom Two 11'2" x 10'2" (3.4m x 3.1m)

En Suite Three piece suite comprising glazed shower cubicle, hand wash basin and wc. Tiled walls and floor.

Bedroom Three 12'2" x 9'10" max (3.7m x 3m max)
Fitted wardrobes.

Bedroom Four 12'2" x 10'2" max (3.7m x 3.1m max)
Having fitted wardrobes.

Bedroom Five 9'10" (3.0) x 7'10" (2.4) plus robes
Having fitted wardrobes.

Bedroom Six 11'10" x 5'11" (3.6m x 1.8m)

Bathroom Modern four piece suite comprising bath, glazed shower cubicle, vanity sink and wc. Tiled walls and floor.

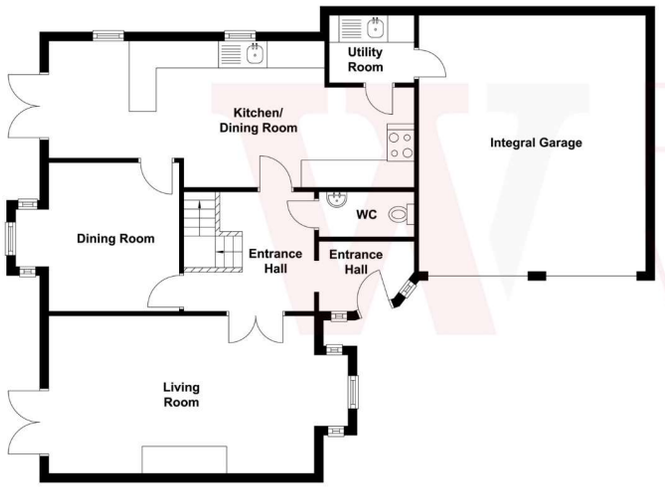
Exterior The property occupies a good sized corner plot with lawned garden to the side and porcelain tiled patio to the rear leading to raised private decked area and outside power. Double driveway to front with EV charging point. . Double garage measuring 20' x 17'9 (6.1m x 5.4m) with electric doors and housing wall mounted boiler.

Tenure - Freehold
Council Tax Band - G
EPC Rating - C

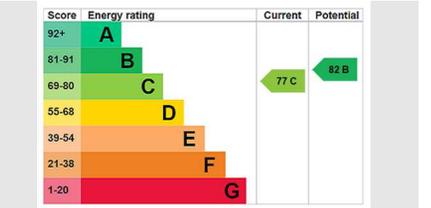
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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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