



## 11 Weavers Way, Scholes, Cleckheaton, West Yorkshire, BD19 6AN

IMMACULATELY PRESENTED, stylish four bedroom modern semi detached house offering an ENVIABLE 1,722 SQ FT FOOTPRINT arranged over three floors. Situated on this popular modern development offering easy access to the local schools and village amenities, this LOVELY FAMILY HOME also boasts a semi rural aspect. Comprising a contemporary open plan living room opening onto the delightful landscaped garden with gazebo and hot tub, integrated kitchen and WC on the ground floor, it is complimented by three first floor bedrooms and family bathroom with stunning overall master bedroom with dressing area and ensuite. Ample driveway parking and single garage with garden to the front, this a house not to be missed.

Asking Price £325,000

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## ENTRANCE HALL

**GUEST WC** WC and sink with tiled walls.

## **LIVING DINING ROOM 23'4" x 10'10" max (7.1m x 3.3m max)**

Contemporary style open plan living area with feature timber acoustic panelling and bi-folding doors leading to the garden which makes a super entertaining space all year round. Open to kitchen.

## **KITCHEN 17'5" x 10'10" max (5.3m x 3.3m max)**

Modern range of wall & base units, complimentary worktops, breakfast bar, inset ceramic sink with mixer tap. Integral electric oven & microwave, induction hob with extractor fan, integral dishwasher and fridge freezer.

**REAR HALL** Cupboard with power for automatic washing machine. Door to rear.

**FIRST FLOOR LANDING** Featuring storage cupboard.

## **BEDROOM TWO 10'10" x 10'6" max (3.3m x 3.2m max)**

First floor double bedroom.

## **BEDROOM THREE 11'6" x 6'3" max (3.5m x 1.9m max)**

## **BEDROOM FOUR 9'2" x 6'3" max (2.8m x 1.9m max)**

**BATHROOM** Three piece suite with bath, mixer shower, glass shower screen, vanity sink, wall mounted WC and tiled walls & flooring.

**SECOND FLOOR LANDING** Storage cupboard with hot water tank.

## **MASTER BEDROOM 15'5" (4.7) x 12'6" (3.8) + 10'10" (3.3) x 5'11" (1.8) max**

Stunning second floor master suite with dressing area and inbuilt wardrobes.

**ENSUITE BATHROOM** Three piece suite with glazed walk in shower, wall mounted WC, sink chrome heated towel rail and tiled walls & flooring.

## **EXTERIOR 20' x 9'10" (6.1m x 3m)**

Lovely landscaped lawned garden with patio and decking to rear garden with feature gazebo & hot tub with power which is a great place to relax or entertain. Far reaching views to side.

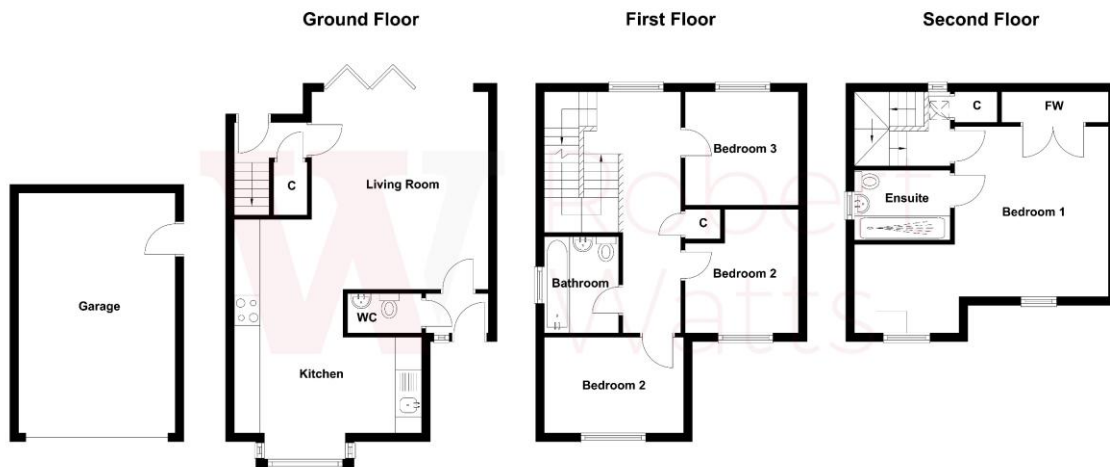
Tandem driveway parking and lawn to front leading to a single detached garage 20' x 9'10" (6.1m x 3m) with power.

**OTHER INFORMATION** 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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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