

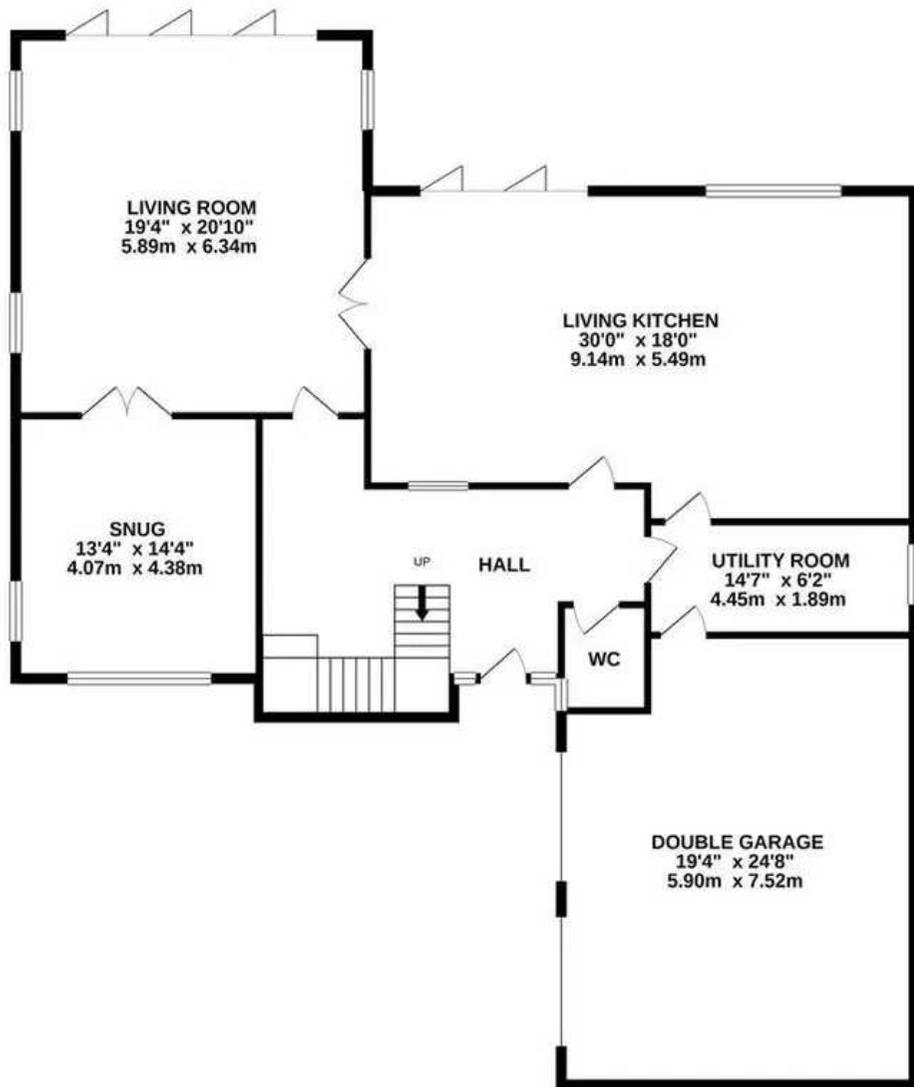


**The Copse Scholes Lane, Cleckheaton**

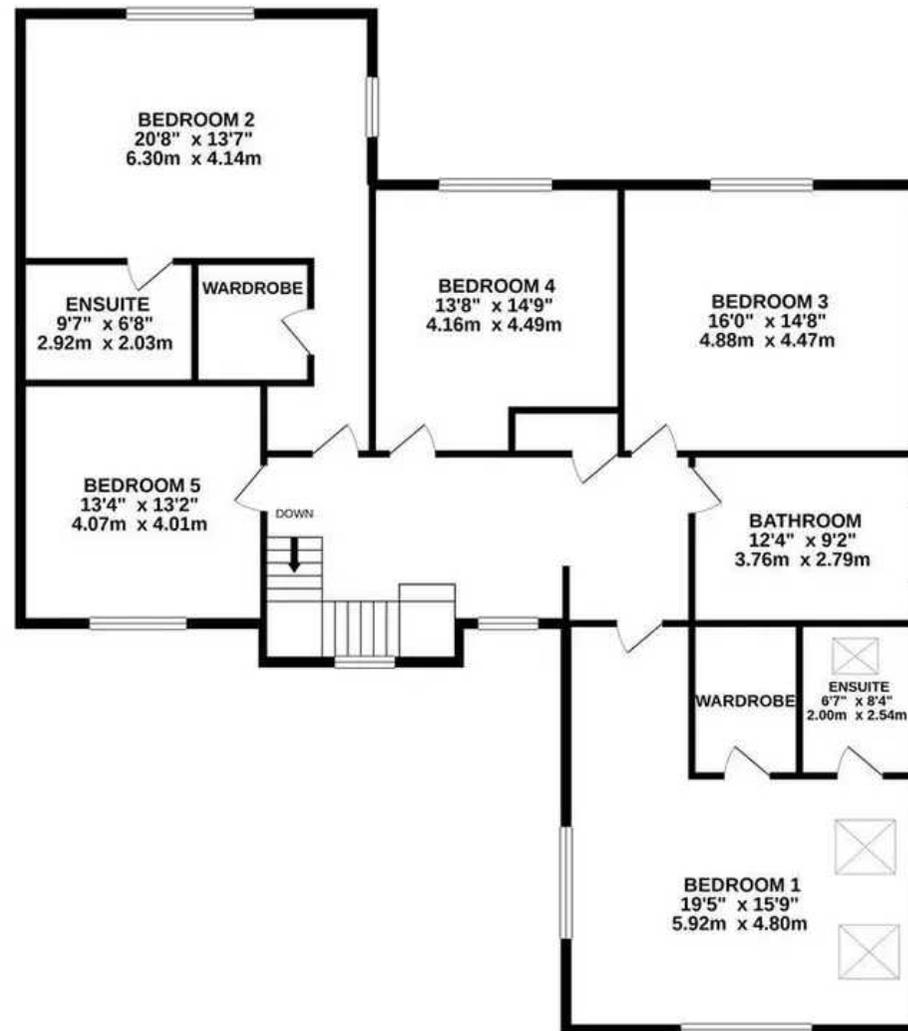
Cleckheaton

**£900,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## The Copse Scholes Lane

Cleckheaton

AN INDIVIDUAL STONE BUILT FIVE DOUBLE BEDROOM DETACHED RESIDENCE, BEAUTIFULLY APPOINTED AND FITTED TO A HIGH STANDARD, LOCATED ON A PRIVATE DRIVE WITH FOUR OTHER PROPERTIES AND OVERLOOKING FIELDS TO THE REAR. This stunning home provides all the conveniences for modern family living with a lovely 30' living kitchen across the rear with bi-fold doors, Schuller German units, Corian worktops (mirrored in the utility room) and integrated appliances. There is beam and block flooring with wet underfloor heating throughout, powder coated aluminium double glazing, security alarm, CCTV and a 24' wide double garage. Briefly comprising: galleried reception hall, downstairs W.C, two reception rooms, living kitchen and utility. The master and guest bedroom each have a walk-in-wardrobe and en-suite, with three further doubles and a family bathroom. There is ample off road parking and gardens to each side and rear. There are local schools, shops, railway station in Brighouse, and close to J25 / J26 of the M62.

Council Tax band: G





### **ENTRANCE HALL**

An aluminium and sealed unit double glazed door opens in to a galleried reception hall. This has aluminium and sealed unit double glazed windows to either side of the entrance door, there is a further large sealed unit double glazed window to the half landing all of which provide plenty of natural light, there is tiled flooring which continues into the living kitchen and utility room, inset LED down-lighters, ceiling coving, above each door frame there is a small LED down-lighter together with a feature leaded and stained glass window between the hall and the living kitchen. To one side an oak and glass panelled return staircase rises to the galleried landing. From the hallway access can be gained to the following rooms:-

### **DOWNSTAIRS W.C.**

Dimensions: 1.73m x 1.52m (5'8 x 5'0). With a ceiling light point, frosted double glazed window, floor-to-ceiling tiled walls, tiled floor, chrome ladder-style heated towel rail and fitted with a suite comprising: vanity unit incorporating washbasin with chrome monobloc tap and low-flush W.C. with concealed system.

### **LIVING ROOM**

Dimensions: 6.35m x 5.89m (20'10 x 19'4). A well proportioned reception room which is situated to the rear of the property and has plenty of natural light from sealed unit double glazed windows to the side elevations together with a bank of sealed unit double glazed bi-folding patio doors which look out across open fields. There is a ceiling light point, inset LED down-lighters, ceiling coving and engineered oak flooring. From the living room there are oak doors giving access to the snug, hallway and living kitchen.



### SNUG

Dimensions: 4.37m x 4.06m (14'4 x 13'4). This is situated to the front of the property and has sealed unit double glazed windows to both front and side elevations, there is a ceiling light point, ceiling coving and engineered oak flooring.

### LIVING KITCHEN

Dimensions: 9.14m x 5.49m max (30'0 x 18'0 max). As the dimensions indicate this is a particularly spacious room which is situated to the rear of the property and has a bank of sealed unit double glazed windows and bi-folding patio doors which once again provide the room with an abundance of natural light as well as taking advantage of a lovely aspect across open fields. There is inset LED down-lighting, ceiling coving, tiled flooring, and fitted with Schuller units comprising of a stylish range of cream gloss and contrasting grey gloss handle-less base and wall cupboards as well as drawers. These are complimented by overlying Corian worktops which include twin Corian sinks with brushed stainless steel mono bloc tap with concealed lighting over, matching splashbacks with additional smoked glass splashbacks, the Corian extends to form a dining table with three ceiling light points over, there is an AEG induction hob with AEG extractor hood over, twin AEG electric double ovens, integrated dishwasher, integrated larder fridge, heated towel rail and to one side an oak door gives access to the utility room.

### UTILITY ROOM

Dimensions: 4.45m x 1.88m (14'7 x 6'2). With a frosted sealed unit double glazed window, tiled floor, courtesy door to the garage and having a range of cream gloss handle-less base and wall cupboards once again complimented by overlying Corian worktops with matching Corian splashbacks and further smoked glass splashbacks above, there is an inset Corian sink with brushed stainless steel mixer tap, plumbing for automatic washing machine and integrated larder freezer.





### **FIRST FLOOR GALLERIED LANDING**

With oak and glass panelled balustrade, there are two ceiling light points, ceiling coving, useful storage cupboard which also houses the manifold system for the underfloor heating, ceiling light point and ceiling coving. From the landing access can be gained to the following rooms:-

### **BEDROOM ONE**

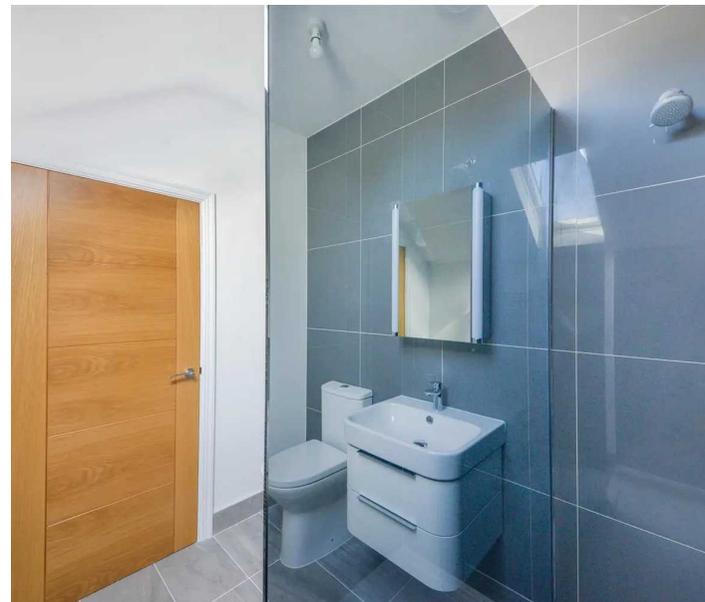
Dimensions: 5.92m x 4.80m (19'5 x 15'9). This large principle double room has sealed unit double glazed windows to both front and side elevations, in addition there are two Velux double glazed windows, ceiling light point and to one side there are oak doors giving access to a walk-in wardrobe and en-suite shower room.

### **WALK-IN-WARDROBE**

Dimensions: 2.54m x 1.70m (8'4 x 5'7). With an oak door, ceiling light point and ceiling coving.

### **ENSUITE SHOWER ROOM**

Dimensions: 2.92m x 2.03m (9'7 x 6'8). With a frosted sealed unit double glazed window, inset LED down-lighters, extractor fan, there are majority floor-to-ceiling tiled walls, tiled floor, chrome ladder-style heated towel rail, and fitted with a suite comprising: wall hung vanity unit incorporating Duravit wash basin with chrome mono block tap, Duravit low-flush W.C. and large walk-in shower with smoked glass panel and chrome shower fitting.



## BEDROOM TWO

Dimensions: 6.30m x 4.14m (20'8 x 13'7). Another large double room which is situated to the rear of the property and has sealed unit double glazed windows looking out across open fields and with fabulous far reaching views beyond, there is further natural light from a window to the side elevation, there are two ceiling light points, ceiling coving and oak doors giving access to a walk-in wardrobe and en-suite shower room.

## WALK-IN WARDROBE

Dimensions: 1.93m x 2.03m (6'4 x 6'8). With a ceiling light point and ceiling coving.

## ENSUITE SHOWER ROOM

Dimensions: 2.54m x 2.01m (8'4 x 6'7). With an oak door, Velux double glazed window, ceiling light point, extractor fan, chrome ladder-style heated towel rail, there are two elevations with floor-to-ceiling tiled walls, tiled floor and fitted with a suite comprising: wall hung Duravit vanity unit incorporating chrome mono bloc tap, low-flush W.C and large walk-in shower with smoked glass panel and chrome shower fitting.

## BEDROOM THREE

Dimensions: 4.47m x 4.88m (14'8 x 16'0). A spacious double room with sealed unit double glazed windows looking out across open fields with far reaching views beyond, there is a ceiling light point, ceiling coving and loft access.





#### **BEDROOM FOUR**

Dimensions: 4.50m x 4.17m (14'9 x 13'8). A double room which is situated adjacent to Bedroom 3 and enjoys a similar aspect through sealed unit double glazed windows, there is a ceiling light point and ceiling coving.

#### **BEDROOM FIVE**

Dimensions: 4.01m x 4.06m (13'2 x 13'4). A double room with sealed unit double glazed windows looking out to the front, there is a ceiling light point and ceiling coving.

#### **FAMILY BATHROOM**

Dimensions: 3.76m x 2.79m (12'4 x 9'2). With frosted sealed unit double glazed windows, inset LED down-lighters, sections of floor-to-ceiling tiled walls, tiled floor, chrome ladder-style heated towel rail and fitted with a suite comprising: corner panelled bath, wall hung vanity unit incorporating Duravit wash basin with chrome mono bloc tap, Duravit low-flush W.C. and large walk-in shower with smoked glass panels and chrome shower fittings.



## GARDEN

To the left hand side of the property there is a lawned garden bordered by a laurel to one side and dry stone wall which continues along the rear, there are planted trees, block paved pathway and external lighting. To the rear there is a lawned garden, planted trees and block paved patio and pathway and this continues down the far side of the property.

## DRIVEWAY

3 Parking Spaces

To the front of the property there is an extensive tarmac driveway with block paved borders providing off road parking for a number of vehicles and this in turn provides access to a large integral double garage.

## GARAGE

Double Garage

Dimensions: 7.52m x 5.89m (24'8 x 19'4). With two sectional electric doors, there are five strip lights, central heating radiator, power points, hot and cold water taps, manifold system for the underfloor heating and wall-mounted Ideal Logic gas fired central heating boiler with water storage cylinder.





## **ADDITIONAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas central heating system with underfloor heating to both ground and first floor.

### **DOUBLE GLAZING**

The property has powder coated aluminium double glazing.

### **SECURITY**

The property is fitted with a security alarm and CCTV.

### **DIRECTIONS**

Using satellite navigation enter the postcode BD19 6NE

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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