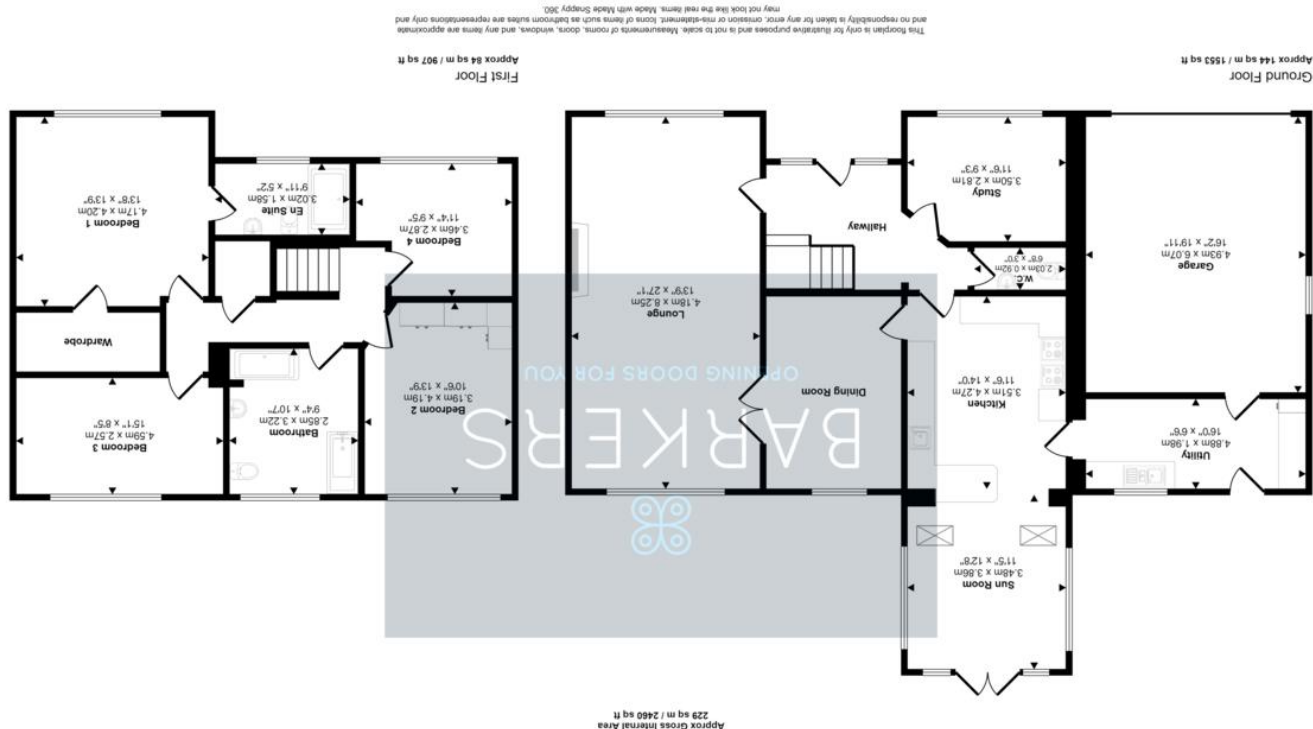


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not to be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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



BARKERS
Select Collection

46 Greenton Avenue

Scholes, Cleckheaton, BD19 6DT

Asking Price Of £565,000

- EXECUTIVE DETACHED PROPERTY
- KITCHEN
- LOUNGE
- SUN ROOM
- STUDY
- DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- THREE FURTHER BEDROOMS
- HOUSE BATHROOM
- LARGE DRIVEWAY



Full Description

DESCRIPTION

We are pleased to offer to the market this superb four bedroomed executive detached property situated in a SELECT GATED development with spacious gardens, sun room, garage and private parking. The property benefits from uPVC double glazing, gas fired central heating, access to local amenities, the M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, study, cloaks WC, kitchen, utility room, sun room, sitting/dining room, master bedroom with en-suite wet room, three further bedrooms, house bathroom, artificial grassed garden with paved patio area, large driveway to the front of the property.

ENTRANCE HALL

Part glazed uPVC front door leading into the entrance hall with stairs leading to the first floor, tiled flooring, doors leading into the lounge.

LOUNGE

13' 9" x 27' 1" (4.19m x 8.25m)

Featuring a stone fireplace with wood burning stove, ceiling rose, wall lights, French doors leading into the sitting/dining room, far reaching views over farmland.

STUDY

11' 6" x 9' 3" (3.51m x 2.82m)

To the front elevation.

CLOAKS/WC

6' 8" x 3' 0" (2.03m x 0.91m)

Fitted with low flush WC and pedestal hand wash basin, part tiled walls, tiled flooring, extractor, ceiling spotlights.

KITCHEN

11' 6" x 14' 0" (3.51m x 4.27m)

Quality shaker style kitchen with wall and base units, granite worktops and upstands, tiled splashback, "Range master" cooker with double extractor over, display cabinets with under unit lighting, inset one and half bowl sink with mixer tap, built in wine racks and plate rack, breakfast bar, plumbing for dishwasher, arch to sun room, oak flooring.

SUN ROOM

11' 5" x 12' 8" (3.48m x 3.86m)

With oak flooring, French doors leading out to the rear of the property with far reaching views over farmland, ceiling spotlights, two velux windows.

UTILITY ROOM

16' 0" x 6' 6" (4.88m x 1.98m)

Fitted with wall and base units, ceramic inset one and half bowl sink with mixer tap, plumbing for automatic washing machine, ceiling spotlights, garage access, door leading out into the rear garden with views over farmland.

DINING ROOM

To the rear of the property.

LANDING

Stairs leading to the first floor landing with doors leading off into four bedrooms and house bathroom, loft access which is boarded, built in storage cupboard.

BEDROOM ONE

13' 6" x 13' 9" (4.11m x 4.19m)

Spacious double looking out onto the front elevation, walk in wardrobe, door leading to en-suite.



EN-SUITE WET ROOM

9' 11" x 5' 2" (3.02m x 1.57m)

Fitted with low flush WC, pedestal hand wash basin, walk-in-shower with rainwater shower head, part tiled walls, tiled flooring, ceiling spotlights, heater chrome towel rail, under floor heating.

BEDROOM TWO

10' 6" x 13' 9" (3.2m x 4.19m)

Double bedroom with laminate flooring, built in wardrobes, views over surrounding farmland.

BEDROOM THREE

15' 1" x 8' 5" (4.6m x 2.57m)

Double bedroom with laminate flooring, views over surrounding farmland.

BEDROOM FOUR

11' 4" x 9' 5" (3.45m x 2.87m)

Double bedroom.

HOUSE BATHROOM

9' 4" x 10' 7" (2.84m x 3.23m)

Fitted with low flush WC, pedestal hand wash basin, panelled bath, large shower cubicle with rainwater shower head, chrome heated towel rail.

EXTERIOR

To the front of the property is a driveway, to the rear of the property is a paved patio area ideal for outside entertaining, artificial lawn with open aspect onto surrounding farmland.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 3rd exit and stay on Whitehall Road then turn left onto Westfield Lane then left onto Greenton Avenue where the property will be identified

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: G

