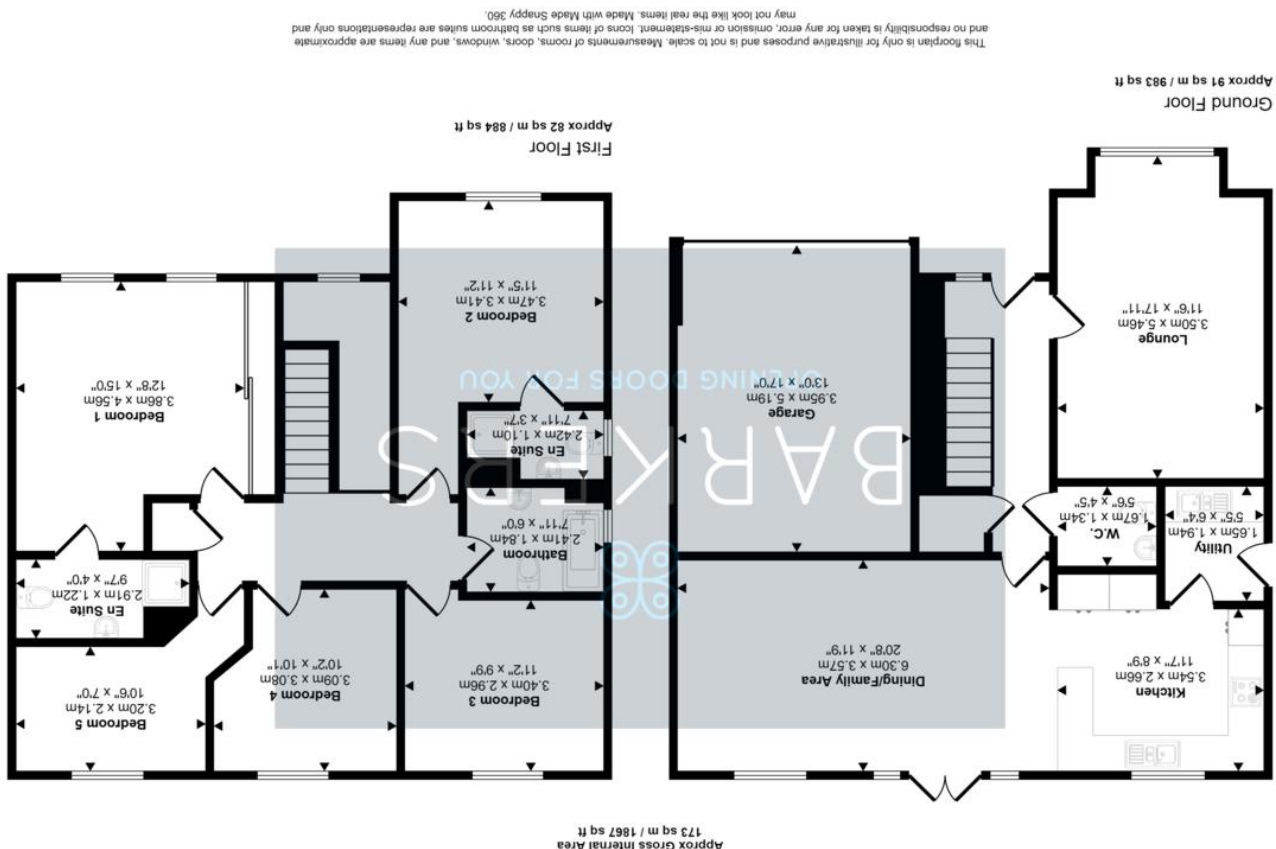
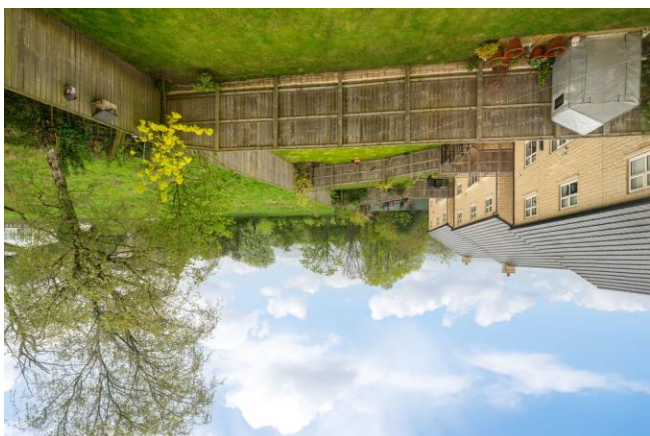


Score	Energy rating	Potential
92+	A	92 A
81-91	B	85 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



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23 Moorside Court  
Cleckheaton, BD19 6AY  
Offers Over £550,000

- EXECUTIVE DETACHED PROPERTY
- LOUNGE
- KITCHEN/DINER/FAMILY ROOM
- UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- FOUR FURTHER BEDROOMS
- HOUSE BATHROOM
- GARDENS FRONT AND REAR
- INTEGRAL GARAGE
- CUL-DE-SAC LOCATION



# Full Description

## DESCRIPTION

We are delighted to offer to the market this five bedroomed executive detached property in a quiet cul-de-sac location with uPVC double glazing and gas fired central heating and fixed internal shutters to the front of the property, hardwired house alarm. This spacious family home offers living accommodation on the ground floor: lounge, kitchen/diner/family room, utility room, to the first floor: en-suite to master bedroom, four further bedrooms with en-suite to second bedroom, house bathroom. To the front of the property is a driveway for several vehicles leading to an integral garage with lawned gardens, to the rear of the property is an enclosed lawned garden with borders and shrubs, paved patio area to rear and side ideal for outside entertaining. Only by internal inspection can one truly appreciate this detached property.

## ENTRANCE

Timber front door leading into the hallway with stairs leading to the first floor, understairs cupboard.

## LOUNGE

11' 6" x 17' 11" (3.51m x 5.46m)

Bay window with down lighters looking out onto the front of the property.

## CLOAKS/WC

5' 6" x 4' 5" (1.68m x 1.35m)

Fitted with two piece white suite comprising low flush WC, pedestal hand wash basin, tiled flooring.

## UTILITY ROOM

5' 5" x 6' 4" (1.65m x 1.93m)

Fitted with wall and base units, complementary work surfaces, stainless steel sink, integral washing machine, chrome heated towel rail, door to side elevation.

## KITCHEN

11' 7" x 8' 9" (3.53m x 2.67m)

Fitted with modern wall and base units with complementary work surfaces, tiled splashback, inset one and half bowl sink with mixer tap, electric double oven, gas hob with chimney extractor over, integrated fridge/freezer, dishwasher, breakfast bar, tiled flooring, door leading into the utility room.

## DINING/FAMILY ROOM

20' 8" x 11' 9" (6.3m x 3.58m)

French doors leading out onto the rear garden.

## LANDING

Stairs leading to the first floor landing with doors leading off into five bedrooms and house bathroom, loft access point.

## MASTER BEDROOM

12' 8" x 15' 0" (3.86m x 4.57m)

Spacious double bedroom with fitted wardrobes with sliding doors, door leading into en-suite bathroom.

## EN-SUITE BATHROOM

9' 7" x 4' 0" (2.92m x 1.22m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, LED back-lit mirror, shower cubicle, part tiled walls, tiled flooring, chrome towel rail.

## BEDROOM TWO

11' 5" x 11' 2" (3.48m x 3.4m)

Double bedroom with door leading into en-suite bathroom.

## EN-SUITE BATHROOM

7' 11" x 3' 7" (2.41m x 1.09m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, LED back-lit mirror, shower cubicle, part tiled walls, tiled flooring, chrome towel radiator.



## BEDROOM THREE

11' 2" x 9' 9" (3.4m x 2.97m)

Double bedroom to the rear of the property with far reaching views.

## BEDROOM FOUR

10' 2" x 10' 1" (3.1m x 3.07m)

Double bedroom to the rear of the property with far reaching views.

## BEDROOM FIVE

10' 6" x 7' 0" (3.2m x 2.13m)

Small double bedroom.

## HOUSE BATHROOM

Fitted with three piece modern white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, chrome towel rail.

## EXTERIOR

Driveway to the front of the property for several vehicles leading to an integral double garage, lawned gardens with borders and shrubs. To the rear of the property is a private lawned garden with borders and shrubs, paved patio area to the rear and side elevation ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk turn right onto Whitehall Road/A58 then left onto Hunsworth Lane then continue onto Whitechapel Road then left onto Kenmore Road then right onto Whitcliffe Road then left onto Westcliffe Road then right onto Westgate/A643 then left onto New Lane where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

Service Charge - Maintenance of gardens £200 pa

