

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

Current Potential
61 D
78 C



BARKERS
Select Collection

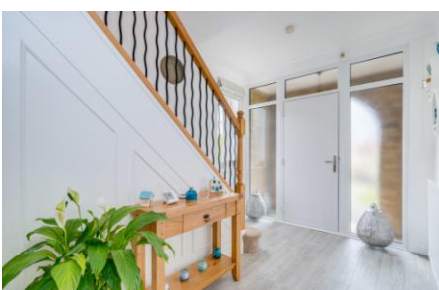


1 Field Hurst

Scholes, Cleckheaton, BD19 6NG

Offers Over £485,000

- EXECUTIVE DETACHED PROPERTY
- DINING KITCHEN
- LOUNGE
- DOWNSTAIRS WC
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- HOUSE BATHROOM
- DRIVEWAY - SINGLE GARAGE
- HOME OFFICE/SUMMERHOUSE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING



Full Description

DESCRIPTION

We are pleased to offer to the market this superb four bedroomed executive detached property situated in a small enclave of highly coveted residences. 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, dining kitchen, utility room, cloaks WC, master bedroom with en-suite bathroom, three further bedrooms, house bathroom, gated driveway leading to an integrated single garage, electric charger, gardens to front with mature hedging, to the rear is a large lawned enclosed garden with mature borders and shrubs, patio area ideal for outside entertaining, home office/summerhouse, metal shed, sauna.

ENTRANCE HALL

Solid composite front door leading into the entrance hall, understairs WC, door leading into lounge, door leading into kitchen, stairs leading to the first floor.

DINING KITCHEN

13' 7" x 22' 10" (4.14m x 6.96m)

Fitted with modern wall and base units with granite work surfaces with matching upstands, feature island with cupboards and seating, two built in electric ovens, five ring gas hob, inset one and half bowl sink with rinsing tap, integrated dishwasher, space for fridge freezer, modern vertical radiator, ceiling spotlights, Amtico flooring, door leading into the integral garage, door leading into the entrance hall.

LOUNGE

16' 8" x 15' 1" (5.08m x 4.6m)

Featuring bi-folding doors leading out into the rear garden, gas stove in inglenook fireplace with solid wood mantle.

DOWNSTAIRS WC

Fitted with low flush WC, pedestal hand wash basin.

UTILITY ROOM

10' 0" x 5' 4" (3.05m x 1.63m)

Inset one and half bowl sink with mixer tap, plumbing for automatic washing machine.

LANDING

Stairs leading to the first floor landing with doors leading off into four bedrooms and house bathroom.

MASTER BEDROOM

15' 2" x 13' 6" (4.62m x 4.11m)

Spacious double bedroom with fitted wardrobes to two walls, built in dressing table, door leading into en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with low flush WC, inset hand wash basin with vanity unit, walk in shower area/wet area, LED mirror, tiled walls and flooring, ceiling spotlights, under floor heating.

BEDROOM TWO

12' 6" x 11' 6" (3.81m x 3.51m)

Double bedroom with vinyl flooring.



BEDROOM THREE

13' 5" x 9' 10" (4.09m x 3m)

Double bedroom with built in wardrobes and cupboards.

BEDROOM FOUR

9' 6" x 9' 3" (2.9m x 2.82m)

Double bedroom

HOUSE BATHROOM

Fitted with modern white suite comprising low flush WC, inset hand wash basin with vanity unit, roll top double ended bath, corner shower cubicle, chrome heated towel rail, part tiled walls and flooring, under floor heating.

EXTERIOR

To the front of the property has a large driveway leading to an integral single garage, gates can be opened for additional parking, gardens with mature hedging. To the rear of the property is a large lawned enclosed garden with paved patio area ideal for outside entertaining with mature plants and shrubs, pebbled and slate chipped borders, home office/summerhouse with power, lighting, wi-fi and alarm system, sauna, outside lighting.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 3rd exit onto Whitehall Road then left onto Branch Road then right onto Whitechapel Road then left onto Scholes Lane, then right onto Field Hurst where the property will be identified on the right.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

