



BARKERS

Select Collection



8 Highmoor Lane

Cleckheaton, BD19 6LW

£440,000

- IMPRESSIVE DETACHED FAMILY HOME
- ENTRANCE HALL
- W.C./UTILITY ROOM
- LOUNGE
- IMPRESSIVE DINING/LIVING KITCHEN
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- FOUR PIECE FAMILY BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- ENCLOSED GARDEN TO THE REAR



Full Description

Offered to the market is this exceptional modern detached residence, showcasing spacious and highly versatile family accommodation finished to an impressive standard throughout. Internal viewing is essential to fully appreciate the quality, scale and lifestyle on offer. Perfectly positioned within easy reach of well-regarded local schools, amenities and bus routes, and just minutes from Junction 26 of the M62 motorway network, the property is ideally suited to professional families and commuters alike. The home benefits from uPVC double glazing, gas central heating, underfloor heating across the ground floor, and a fitted security alarm system. The thoughtfully designed accommodation briefly comprises a welcoming entrance hall, stylish W.C./utility room, lounge, and a stunning open-plan dining/living kitchen forming the heart of the home - ideal for modern family living and entertaining. To the first floor are four generously proportioned double bedrooms, including a superb principal suite with en-suite facilities, together with a contemporary family bathroom finished to a high specification. Externally, the property continues to impress. A driveway provides private parking for three vehicles and leads to an integral garage with an electrically operated roller shutter door. To the rear, an enclosed garden offers a private and secure outdoor retreat - perfect for relaxing, entertaining and family enjoyment. Some items of furniture can be included subject to separate negotiation.

ENTRANCE HALL

An external door opens into a welcoming entrance hall, featuring a useful understairs storage cupboard and a staircase rising to the first-floor landing. From here, doors provide access to the integral garage, lounge, impressive dining/living kitchen, and the cloakroom/W.C./utility room.

CLOAKROOM/W.C./UTILITY ROOM

10' 4" x 6' 11" (3.15m x 2.11m)

Fitted with a range of modern base units complemented by coordinating work surfaces and incorporating an inset stainless steel sink with mixer tap. There is space for a tumble dryer and plumbing for a washing machine. The room also features a contemporary two-piece white suite comprising a low flush W.C. and wash basin.

LOUNGE

15' 10" x 10' 3" (4.83m x 3.12m)

Spacious and light reception room.

DINING/LIVING KITCHEN

24' 1" x 19' 2" (7.34m x 5.84m)

This impressive space forms the true heart of the home, providing an ideal setting for cooking, dining, and relaxing. The kitchen is fitted with a stylish range of modern wall and base units with soft-close doors, complemented by quartz work surfaces and two inset sinks with a mixer tap. Integrated appliances include a dishwasher, electric oven, five-ring ceramic hob, and a modern extractor fan, with additional space for a fridge/freezer. A breakfast bar offers casual seating and extra food preparation space, while practical features such as pan drawers, inset ceiling spotlights, and herringbone-effect vinyl flooring add both style and functionality. The adjoining family living and dining area is spacious, bright, and perfect for both entertaining and everyday family life.

FIRST FLOOR LANDING

The spacious landing features a useful built-in storage cupboard with shelving and provides access to four double bedrooms and the generously proportioned four-piece family bathroom. Loft access point.

BEDROOM ONE

14' 0" x 13' 0" (4.27m x 3.96m)

Generous double room with access to a modern en-suite shower room.



EN-SUITE SHOWER ROOM

10' 2" x 5' 5" (3.1m x 1.65m)

Fitted with a contemporary three-piece white suite comprising a W.C., wash basin set into a vanity unit, and a double walk-in shower enclosure with a rainfall shower head and separate handheld attachment. The bathroom is finished with complementary part-tiled walls, tiled flooring, and a chrome heated towel radiator.



BEDROOM TWO

13' 7" x 11' 0" (4.14m x 3.35m)

Double room.

BEDROOM THREE

14' 0" x 13' 0" (4.27m x 3.96m)

Double room.

BEDROOM FOUR

12' 0" x 9' 3" (3.66m x 2.82m)

Double room.



FAMILY BATHROOM

10' 2" x 9' 3" (3.1m x 2.82m)

The spacious family bathroom is fitted with a modern four-piece white suite comprising a double-ended bath, wash basin inset into a vanity unit, W.C., and a double walk-in shower enclosure. Features include partially tiled walls, tiled flooring, inset spotlights to the ceiling, an extractor fan, and a chrome heated towel radiator.



EXTERIOR

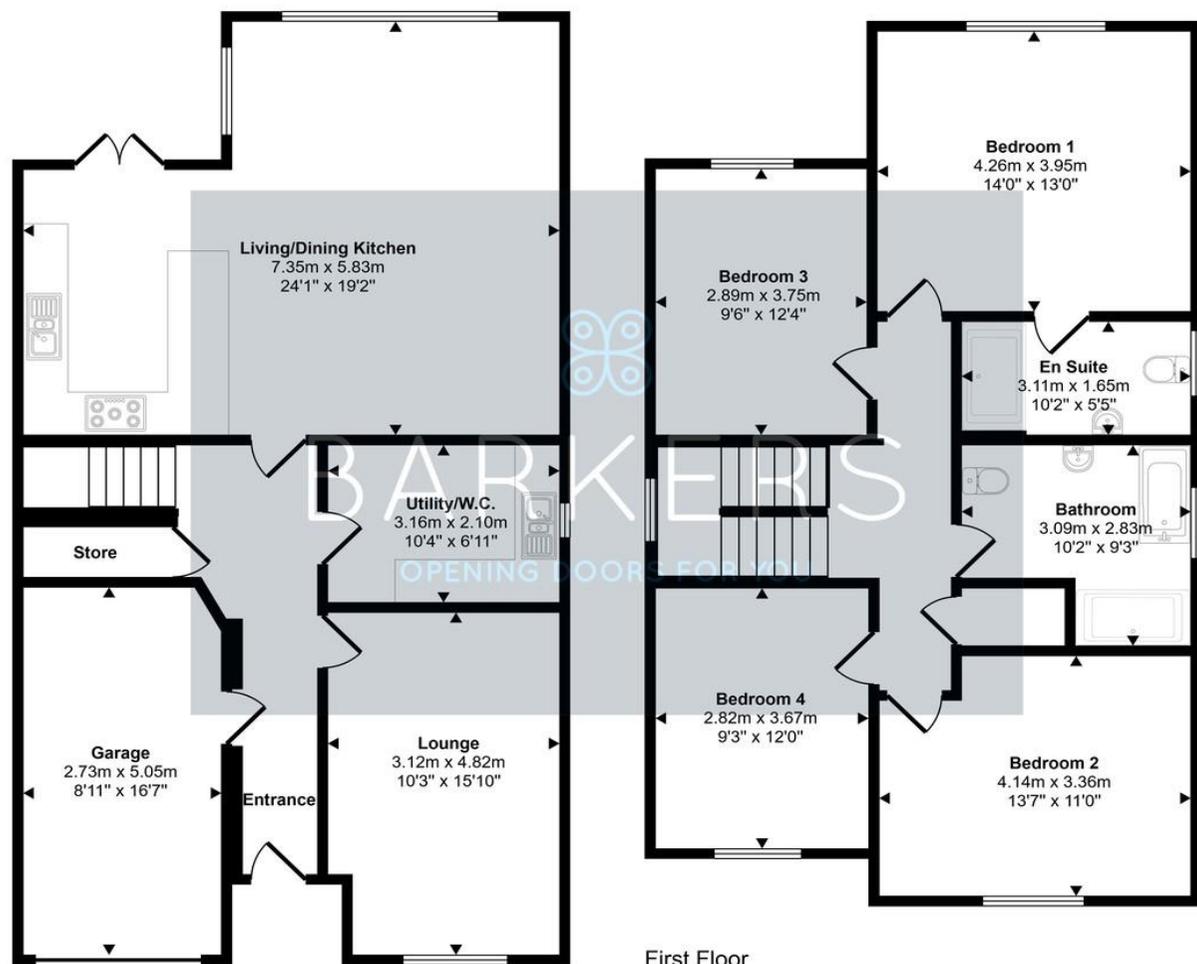
To the front of the property, there is a driveway which provides private parking for three cars and access to an integral garage. The garage benefits from power, lighting, and an electrically operated roller shutter door. To the rear there is an enclosed lawned garden.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - F

Approx Gross Internal Area
167 sq m / 1801 sq ft



First Floor
Approx 80 sq m / 863 sq ft

Ground Floor
Approx 87 sq m / 938 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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