



**The Copse
Scholes Lane
Cleckheaton
BD19 6NE**



SITUATED ON A SMALL AND SELECT PRIVATE DRIVE STANDS THIS LOVELY STONE BUILT, FOUR DOUBLE BEDROOMED DETACHED FAMILY HOUSE STANDING WITHIN BEAUTIFUL VIRTUALLY LEVEL, PREDOMINANTLY LAWNED AND TREE LINED GARDENS OF APPROXIMATELY 3/4 OF AN ACRE WITH FIELDS TO ONE SIDE.

The property occupies a wonderful setting and has been home to the current owners for the last 30 years. The house has well proportioned and tastefully appointed accommodation which is served by a gas central heating system, sealed unit double glazing and briefly comprises to the ground floor entrance hall, downstairs WC, through living room, separate dining room, study and dining kitchen. To the first floor a landing provides access to four double bedrooms with the master having an en suite bathroom together with family bathroom. Externally there is a tarmac driveway providing off road parking for six cars and in turn leading to an integral double garage and with gardens to all four sides.

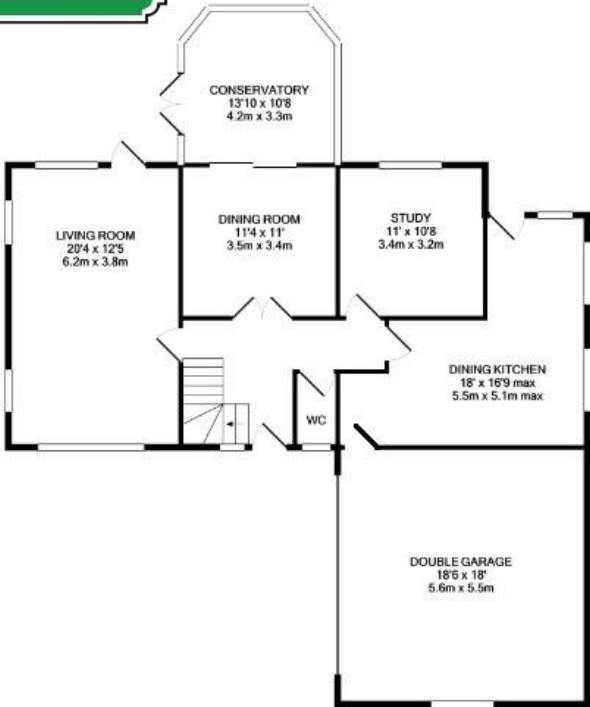
Offers around: £800,000



26 Lidget Street, Huddersfield, HD3 3JP
Tel: 01484 651878

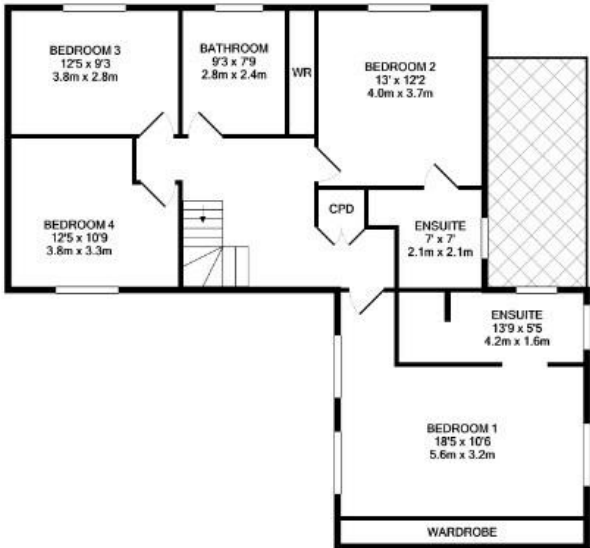
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GROUND FLOOR

THE COPSE
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



THE ACCOMMODATION COMPRISES

GROUND FLOOR

A timber and glazed door opens into the entrance hall, this has a sealed unit double glazed window adjacent to the door, there are two wall light points, central heating radiator and to one side a spindles return staircase rises to the first floor together with useful storage cupboard beneath. From the hallway access can be gained to the following rooms:-

LIVING ROOM

20'4" x 12'5" (6.20m x 3.78m)

A generously proportioned reception room with plenty of natural light from sealed unit double glazed windows to front, side and rear elevations with the rear elevation also having a door to the garden, there is a ceiling light point, ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room there is a feature fireplace with limestone surround and inset and home to a coal effect gas fire which rests on a raised limestone hearth.

DINING ROOM

11'4" x 11' (3.45m x 3.35m)

This is accessed through twin timber panelled doors from the hallway and has ceiling coving, two wall light points, central heating radiator and sliding aluminium double glazed patio doors which provide access to the conservatory.



CONSERVATORY

13'10" x 10'8" (4.22m x 3.25m)

With a ceiling light point, central heating radiator, Amtico flooring and with PVCu double glazed windows and French doors and having a wonderful aspect over the property's large and established gardens with fields to one side.



STUDY

11' x 10'8" (3.35m x 3.25m)

This is situated adjacent to the dining room and has sealed unit double glazed windows looking out over the rear garden, there is a ceiling light point, ceiling coving and central heating radiator.



DINING KITCHEN

18' x 16'9" maximum (5.49m x 5.11m maximum)

With sealed unit double glazed windows to the side and rear elevation with the rear elevation also having a composite panelled and double glazed door, all of these provide the room with plenty of natural light as well as enjoying a lovely aspect. There are inset ceiling downlighters, two central heating radiators, courtesy door to the double garage and fitted with a range of base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with overlying Corian worktops including an inset one and a half bowl Corian sink with chrome mixer tap, there are tiled splashbacks, electric cooker point, stainless steel and curved glass extractor hood, housing for microwave, integrated dishwasher, built in fridge and with concealed lighting beneath the wall cupboards.



DOWNSTAIRS W.C.

5'5" x 3' (1.65m x 0.91m)

With frosted sealed unit double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising corner hand wash basin with tiled splashbacks and low flush WC.

FIRST FLOOR

HALF LANDING

With feature arched sealed unit double glazed window.

MAIN LANDING

With sealed unit double glazed windows, central heating radiator, decorative ceiling rose with ceiling light point, ceiling coving, three wall light points, display niche with glass shelf and uplighter, twin Louvre door cylinder and airing cupboard. From the landing access can be gained to the following rooms:-

BEDROOM ONE

18'5" x 10'6" measured to wardrobes (5.61m x 3.20m measured to wardrobes)

A generous double room with windows to both front and rear elevations with the rear elevation having a lovely aspect over open fields and uninterrupted views beyond, there are inset ceiling downlighters, central heating radiator, two wall light points and with fitted furniture including a bank of floor to ceiling wardrobes, drawers together with window seat and cupboard beneath and matching bedside tables.



EN SUITE BATHROOM

13'9" x 5'5" (4.19m x 1.65m)

This has sealed unit double glazed windows to two elevations, inset ceiling downlighters, floor to ceiling tiled walls, tiled flooring, two wall light points, shaver socket and fitted with a suite comprising panelled bath, twin pedestal wash basins, low flush WC and large shower cubicle with glass door.



BEDROOM TWO

13' x 12'2" (3.96m x 3.71m)

Another good sized double room which has two sealed unit double glazed windows looking out over the rear garden, there are inset ceiling downlighters, wall light point, door to one side giving access to some useful storage directly above the kitchen, there are three wall light points and having fitted furniture including a bank of floor to ceiling wardrobes, dressing table with drawers beneath and two bedside tables. To one side a door gives access to an en suite shower room.



EN SUITE SHOWER ROOM

7' x 7' maximum (2.13m x 2.13m maximum)

With a sealed unit double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled flooring, two wall light points, shaver socket, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin, low flush WC and shower cubicle.

BEDROOM THREE

12'5" x 9'3" (3.78m x 2.82m)

A double room with sealed unit double glazed windows looking out across the rear garden with fields to one side, there is a ceiling light point, central heating radiator and having fitted furniture including double bed head with display shelving over, cupboards, floor to ceiling wardrobe and dressing table.



BEDROOM FOUR

12'5" x 10'9" (3.78m x 3.28m)

A double room with sealed unit double glazed windows looking out across the front garden and again with views beyond, there is a ceiling light point, central heating radiator and having fitted floor to ceiling wardrobes with additional storage cupboards over and adjacent dressing table with shelving above and drawers beneath.



FAMILY BATHROOM

9'3" x 7'9" (2.82m x 2.36m)

With sealed unit double glazed window inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, shaver socket, central heating radiator and fitted with a suite comprising corner panelled bath with mixer tap incorporating hand spray, vanity unit incorporating wash basin, bidet, low flush WC and tiled shower cubicle.



OUTSIDE

PARKING

There is a driveway which runs across the front of the property and would provide parking for six cars and this in turn leads to an integral double garage.

DOUBLE GARAGE

18'6" x 18' (5.64m x 5.49m)

With an electric up and over door, courtesy door to the kitchen, sealed unit double glazed window to the side elevation, there is power, light, cold water tap, plumbing for automatic washing machine and wall mounted Vaillant gas fired central heating boiler.

GARDENS

The property stands within large established tree lined gardens of around three quarters of an acre which are laid out to four sides with a particularly large area to the side and rear which is predominantly lawned with planted trees and shrubs. In addition to the rear there is a flagged patio to either side of the conservatory with a block paved and gravelled border with planted shrubs, there are two timber garden stores and to the far side of the property there is a further lawned area with planted trees and a lovely aspect across adjoining fields and a flagged pathway which leads around to the front where there is a lawn, planted trees and planted Laurel at the foot of the garden.

GARDENS/OUTSIDE



GARDENS/OUTSIDE



GARDENS/OUTSIDE



ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas fired central heating system.

DOUBLE GLAZING

The property has sealed unit double glazing.

ALARM

The property is fitted with a security alarm.

DIRECTIONS

Using satellite navigation enter the postcode BD19 6NE.

On entering The Copse the property will be found as the second house on the left hand side.

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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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

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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 independant 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



THE COPSE, SCHOLLS LANE, CLECKHEATON, BD19 6NE

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 TIME
7 DAYS A WEEK**

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

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

Details printed 17/09/20