



Radulf Gardens, Littletown

£290,000

* DETACHED * FOUR BEDROOMS * QUIET CUL-DE-SAC * TWO BATH/SHOWER ROOMS *
* TWO RECEPTION ROOMS * CONSERVATORY * GARDENS * PARKING * GARAGE *

Ideally positioned within a quiet cul-de-sac, this impressive four-bedroom detached family home offers spacious and versatile accommodation ideally suited to modern family living.

Occupying a highly sought-after residential location, the property is sure to appeal to a wide range of purchasers and an internal viewing is essential to fully appreciate everything on offer.

Conveniently situated within easy reach of Cleckheaton town centre, excellent local schools and superb motorway links.

The well-planned accommodation briefly comprises entrance hall, spacious lounge, separate dining room, conservatory, study/home office, fitted kitchen, four generous bedrooms - one having an en-suite shower room and a modern family bathroom.

Externally, the property enjoys enclosed gardens providing an ideal space for families and entertaining, together with a driveway offering ample off-road parking leading to a single garage.

A deceptively spacious and well-presented family home in a prime residential setting, offering flexible living accommodation and excellent commuter access. Early viewing is highly recommended!!





Entrance Hall

WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge

16'6" x 11'8" (5.03m x 3.56m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Office

10'2" x 6'9" (3.10m x 2.06m)

With radiator and double glazed window.

Dining Room

9'7" x 9'4" (2.92m x 2.84m)

With radiator and double glazed window.

Dining Kitchen

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, integrated fridge freezer, plumbing for dishwasher, radiator, patio doors and double glazed window.

Utility

6'2" x 6'4" (1.88m x 1.93m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, upvc door to rear.

Conservatory

13'5" x 9'7" (4.09m x 2.92m)

With electric heater, French doors to rear garden.

First Floor

With double glazed window and radiator.

Bedroom One

13'6" x 9'9" (4.11m x 2.97m)

With fitted wardrobe, radiator and double glazed window. En-Suite Shower Room;

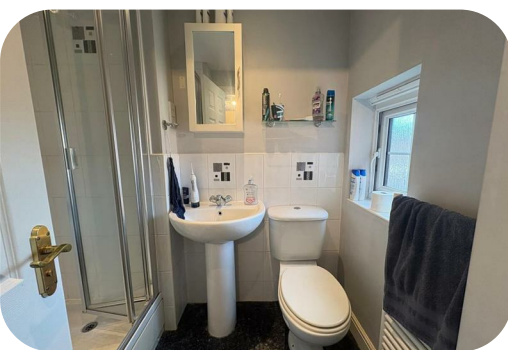
En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

9'6" x 12'7" (2.90m x 3.84m)

With radiator and double glazed window.





Bedroom Three

10'4" x 9'4" (3.15m x 2.84m)

With radiator and double glazed window.

Bedroom Four

10'1" x 9'4" (3.07m x 2.84m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a driveway, garage and lawned garden with patio.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, after 1 mile turn right onto Upper Carr St, continue onto Radulf Gardens.

TENURE

FREEHOLD

Council Tax Band

D / Kirklees





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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