



## Weavers Way, Scholes

£300,000

\* NO CHAIN \* SEMI DETACHED \* FOUR BEDROOMS \* CUL-DE-SAC \* SPACIOUS \* OVER THREE FLOORS \* MODERN KITCHEN \* TWO BATH/SHOWER ROOMS \* DOUBLE DRIVE \*

Tucked away in a peaceful cul-de-sac, this stylish and contemporary four-bedroom semi-detached home offers spacious accommodation arranged over three floors—perfect for modern family living.

Step inside to discover a bright and airy lounge/diner, beautifully designed with bi-folding doors that open seamlessly onto the rear garden, creating an ideal space for entertaining or relaxing in the warmer months. The heart of the home flows effortlessly, combining comfort and functionality.

The property benefits from a modern fitted kitchen, en-suite, house bathroom and fitted wardrobes.

Upstairs, the second floor is dedicated to an impressive master suite, offering a private retreat complete with generous proportions and a tranquil atmosphere.

Externally, the property boasts a private double driveway. The rear garden provides a secure and sunny outdoor space for children, pets, or al fresco dining.

This home blends modern convenience with thoughtful design in a sought-after location—don't miss the opportunity to make it yours!





### Entrance Vestibule

With tiled floor and radiator.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin and radiator.

### Lounge/Diner

23'6" x 10'7" (7.16m x 3.23m)

With tiled floor, radiator and bi-fold doors to rear.

### Kitchen

17'1" x 10'8" (5.21m x 3.25m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated microwave, fridge/freezer, dishwasher, tiled floor, radiator and double glazed window.

### Hall

With storage, plumbing for auto washer, doors to rear garden.

### First Floor

With radiator, double glazed window, useful storage cupboard.

### Bedroom Two

10'3" x 10'9" (3.12m x 3.28m)

Modern sliding door wardrobes, radiator and double glazed window.

### Bedroom Three

10'9" x 6'3" (3.28m x 1.91m)

With radiator and double glazed window.

### Bedroom Four

6'3" x 9'3" (1.91m x 2.82m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator, tiled walls and floor, extractor fan.

### Second Floor

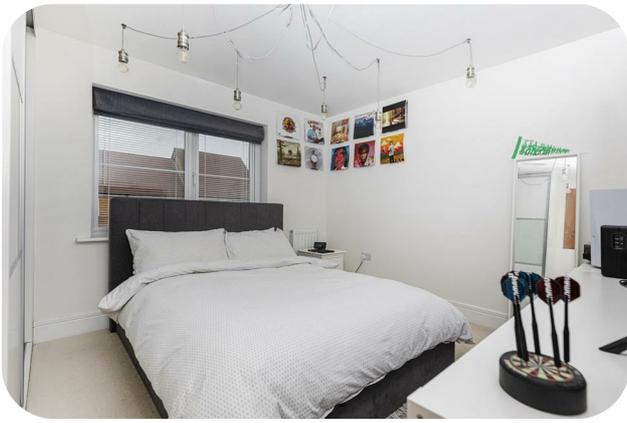
With storage cupboard and velux window.

### Bedroom One

20'9" x 17'6" (6.32m x 5.33m)

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





### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

### Exterior

To the outside there is a well maintained garden to the rear, double driveway.

### Directions

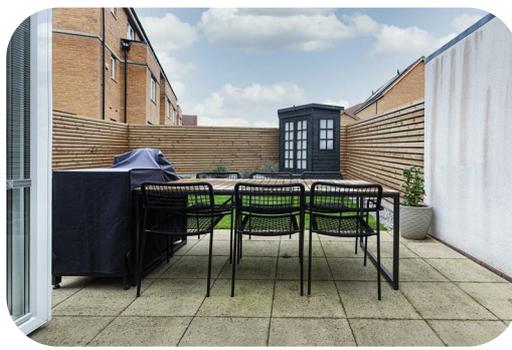
From our office in Cleckheaton town centre head west on Cheapside towards Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteeds Ave/B6120, continue to follow B6120, after 1 mile continue straight onto Westfield Ln/B6379, left onto Old Popplewell Ln, left onto Weavers Way and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

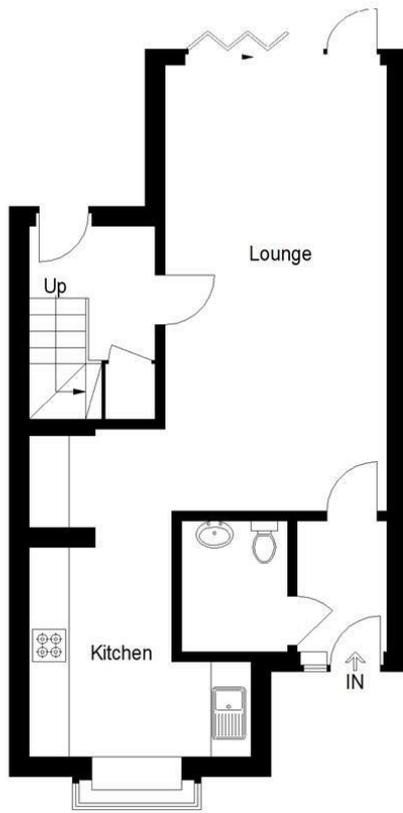
### Council Tax Band

E / Kirklees

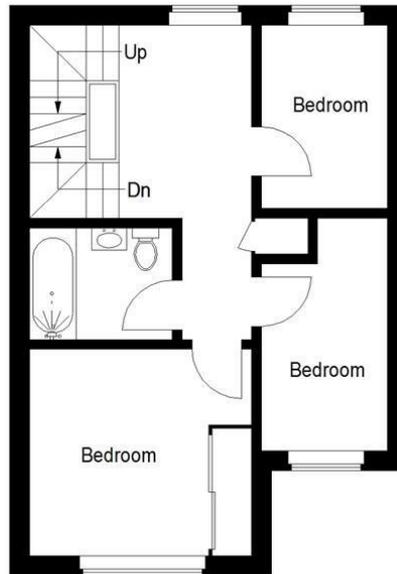


# Weavers Way, BD19

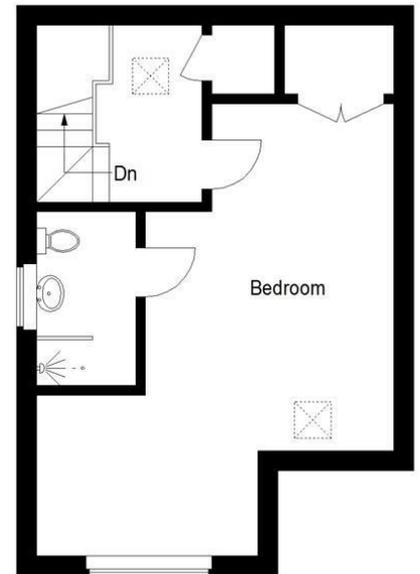
Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260305)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)