Sugdens
Sales & Lettings



Sycamore Drive, Moorbottom

£370,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* QUIET CUL-DE-SAC * CLOSE TO AMENITIES * GARDEN * PARKING * GARAGE *

Situated in a quiet cul-de-sac on the outskirts of Cleckheaton Town Centre, this charming detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking room to grow. The two well appointed bath/shower rooms provide ample facilities for busy mornings and evening routines.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, downstairs cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, together with a family bathroom.

To the outside there is a well maintained garden to the front and rear with borders, shrubs, lawn and patio, together with a driveway leading to a single garage.











Entrance Hall
With radiator.

Cloakroom/WC
Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge
16'4" x 11'5" (4.98m x 3.48m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Room
10'2" x 10'8" (3.10m x 3.25m)
With radiator and patio doors.

Breakfast Kitchen
Modern fitted breakfast kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, integrated fridge, dishwasher, washing machine, oven, hob, extractor hood, breakfast bar, radiator and double glazed window.

First Floor

Bedroom One
11' x 10'2" (3.35m x 3.10m)
With built in 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
11'10" x 9'5" (3.61m x 2.87m)
With radiator and double glazed window.

Bedroom Three
10'4" x 7'2" (3.15m x 2.18m)
With radiator and double glazed window.

Bedroom Four
10'4" x 6'1" (3.15m x 1.85m)
With radiator and double glazed window.

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











Exterior
To the outside there is a well maintained garden to the front and rear with borders, shrubs, lawn and patio, together with a driveway leading to a single garage.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Parkside, continue to follow A643 for 0.8 miles, turn right onto Sycamore Dr and the property will be seen displayed via out For Sale board.

TENURE
FREEHOLD

Council Tax Band
D / Kirklees



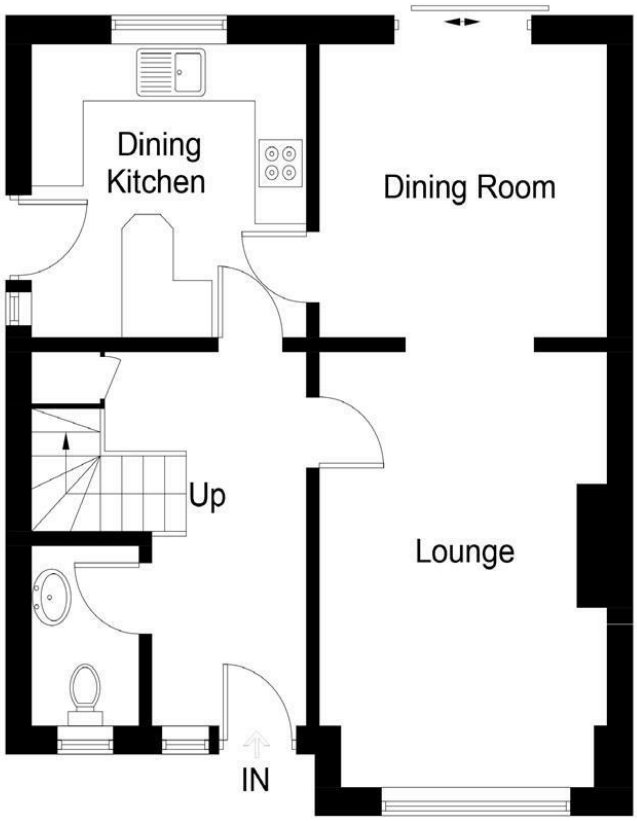




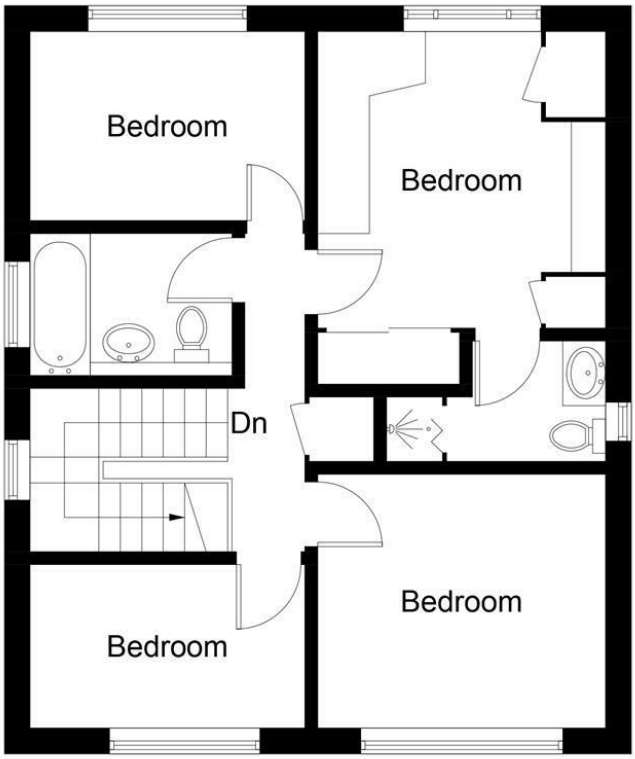


Sycamore Drive, BD19

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

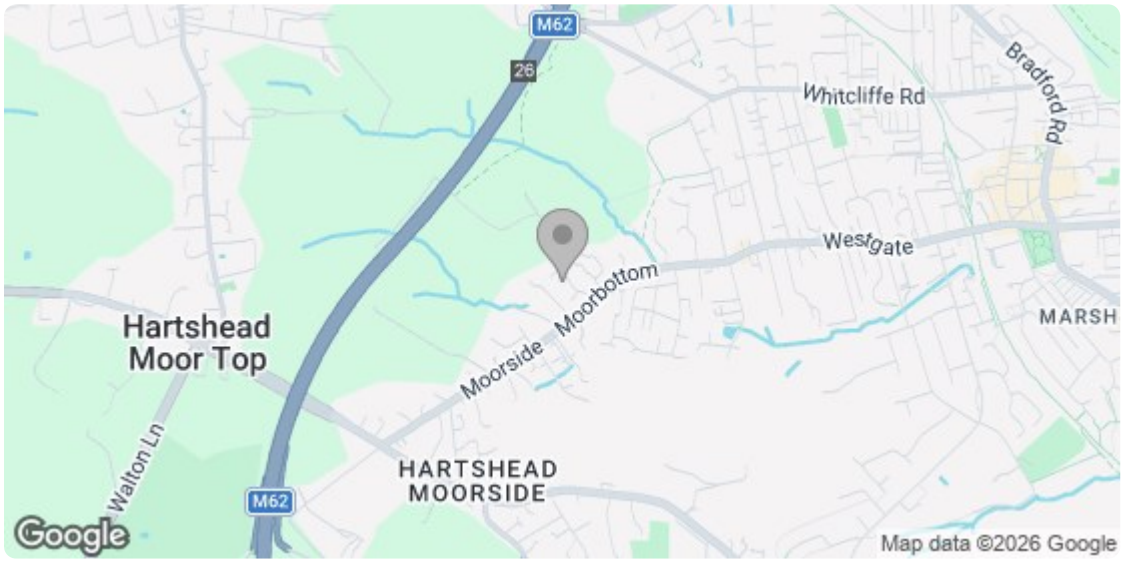


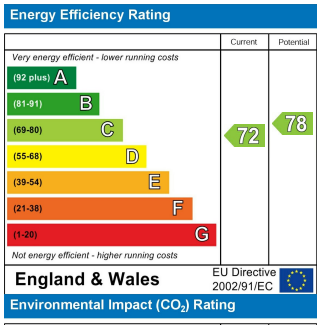
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323793)





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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