



## Horton Street, Heckmondwike

£349,950

\* MODERN DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* PRIME LOCATION \*  
\* TWO BATH/SHOWER ROOMS \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* DOUBLE GARAGE \*

This impressive modern four bedroom detached home enjoys a prime position on the outskirts of Heckmondwike town centre, placing a wide range of amenities, shops and transport links within easy reach.

Families will also appreciate being within walking distance of the highly regarded Heckmondwike Grammar School, making this an ideal long term home for those with education in mind.

Designed with contemporary living at its heart, the property boasts a stunning 24ft open plan family living/kitchen - offering a bright and sociable space perfect for everyday life and entertaining. Two additional reception rooms provide valuable flexibility — ideal for a formal lounge, playroom, home office or snug. The home is further enhanced by two well-appointed bath/shower rooms, ensuring comfort and convenience for a busy household.

To the rear, an enclosed and beautifully maintained garden offers a safe and private outdoor retreat - perfect for children, pets or summer gatherings. A driveway to the front leads to a double garage, providing excellent parking and storage options.

With its generous layout, modern features and superb location, this property will be of particular interest to a growing family seeking space, style and convenience in equal measure.





### Entrance Hall

With oak flooring and radiator.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, compact vanity sink unit, radiator, complementary wall tiling and floor.

### Lounge

14'7" x 10'2" (4.45m x 3.10m)

With radiator, double glazed bay window.

### Dining Room

8'6" x 10'5" (2.59m x 3.18m)

With oak flooring, radiator and French doors.

### Family Living Kitchen

24'11" x 8'6" (7.59m x 2.59m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, oven, hob, extractor hood, integrated wine cooler, fridge/freezer, dishwasher, breakfast bar, radiator, French doors to garage.

### First Floor

With radiator.

### Bedroom One

10'7" x 11'9" (3.23m x 3.58m)

Modern fitted wardrobes, radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and floor, radiator and double glazed window.

### Bedroom Three

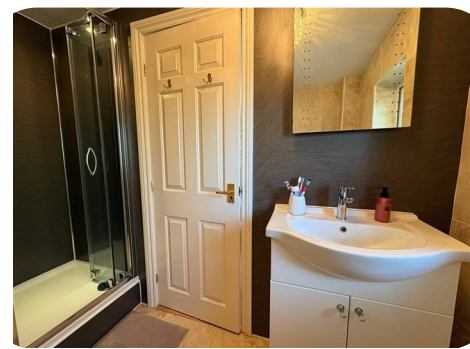
8'2" x 9'8" (2.49m x 2.95m)

With radiator and double glazed window.

### Bedroom Four

8'7" x 7'9" (2.62m x 2.36m)

With built in wardrobe, radiator and double glazed window.





### Bedroom Two

12'3" x 8'5" (3.73m x 2.57m)

With built in wardrobe, radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, towel radiator, double glazed window, part tiled walls and floor.

### Exterior

To the outside there is a well maintained enclosed garden to the rear with lawn, patio and decked area. Driveway leading to a double integral garage.

### Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, continue to follow A638 for approximately 2.1 miles, right onto Market St, left onto Church St, right onto Horton St and the property will be seen displayed via our For Sale board.

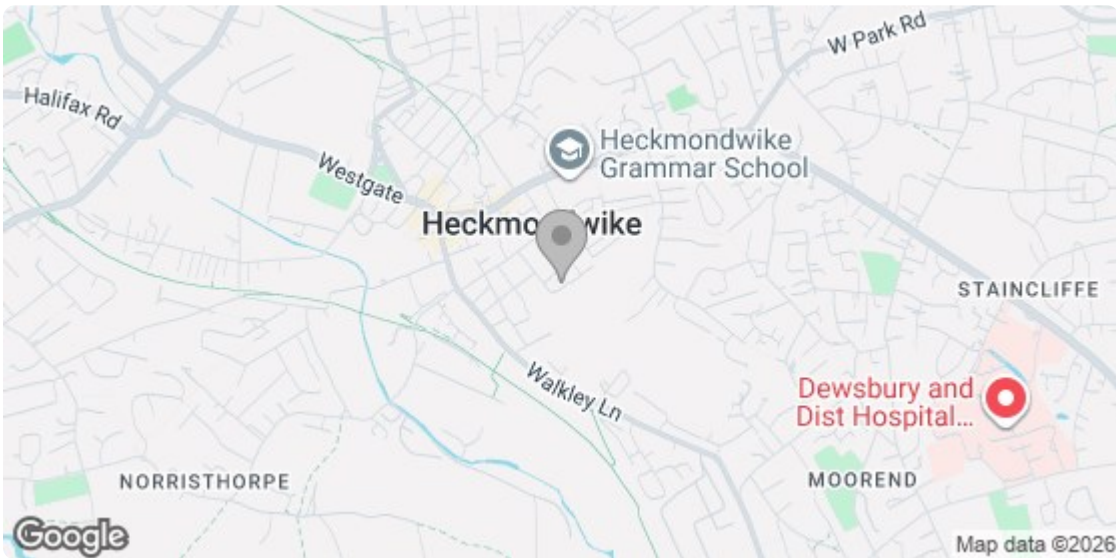
### TENURE

FREEHOLD

### Council Tax Band

E / Kirklees





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

