



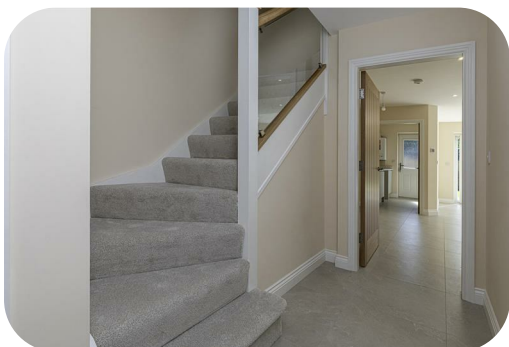
## Drub Lane, Drub

### Offers In The Region Of £550,000

**\*\* INCENTIVE OFFERED BY VENDOR, STAMP DUTY PAID \*\***

\* A striking, newly completed four-bedroom detached residence in the sought-after village of Drub, engineered for premium family living. \*  
Spanning three thoughtfully designed floors, this newly completed luxury home seamlessly blends state-of-the-art technology, village charm, and exceptional lifestyle convenience.

At the heart of the residence is an expansive family living kitchen, meticulously fitted with sleek, contemporary handleless units and premium quartz worktops. A large central island with a breakfast bar serves as the social focal point of the space. The kitchen is fully equipped with integrated Bosch appliances; culinary enthusiasts will love the large 800mm induction hob featuring smart WiFi connectivity, complemented by a matching Bosch oven, microwave, plate warmer, and dishwasher. Storage is effortlessly handled by a premium, built-in Lamona larder fridge and separate matching larder freezer. Extending the high-end specification is a separate utility room, beautifully finished with matching handleless cabinetry and quartz surfaces. The entire top floor is dedicated to an exclusive principal bedroom suite retreat. This expansive, private sanctuary features a luxury en-suite shower room and a versatile landing area perfectly sized for a quiet reading nook or a dedicated home-study space.





### Key Highlights

- **The Location:** Tucked away in the peaceful village of Drub, the property is surrounded by scenic open fields and country walks, offering an idyllic rural lifestyle right from your doorstep, with the front of the residence directly overlooking the scenic park at the very heart of the village.
- **Excellent Schooling:** Perfectly positioned within the catchment area for highly-regarded local primary and secondary schools, making it an ideal long-term family home.
- **Modern Comforts:** Zoned underfloor heating across the entire ground floor, fully carpeted bedrooms, and three high-end bath/shower rooms.
- **Future-Ready:** Driveway equipped with an integrated EV charging point and energy-efficient systems.
- **Superb Connectivity:** Unrivalled commuter links, located just minutes from Chain Bar (J26/M62) for fast, effortless access to Leeds, Manchester, and beyond.

### Accommodation

#### Entrance Hall

A bright entrance hallway with tiled floor and underfloor heating.

#### Cloakroom/WC

Modern two piece suite comprising low suite , vanity sink unit, tiled floor and underfloor heating.

#### Lounge

15'4" x 13'5" (4.67m x 4.09m)

Having a wood burning stove set in stunning brick feature chimney breast, downlights, underfloor heating and triple glazed window.

#### Family Living Kitchen

19'6" x 21'1" (5.94m x 6.43m )

Having a modern fitted kitchen area with wall and base units incorporating quartz work surfaces & breakfast bar, built in Bosch oven, Bosch microwave, Bosch WiFi induction hob, Bosch plate warmer, Bosch integrated dishwasher, extractor fan, integrated fridge and freezer, useful storage cupboard. tiled floor throughout, triple glazed inline sliding patio doors overlooking the rear garden.

#### Utility

7'7" x 5'5" (2.31m x 1.65m)

With a range of fitted base units incorporating quartz work surfaces, stainless steel sink unit, plumbing for auto washer, gas combination boiler, composite door to rear, tiled floor and underfloor heating.

#### First Floor Landing

With useful storage cupboard.

#### Bedroom Two

13'5" x 12'1" (4.09m x 3.68m)

Double bedroom with radiator and triple glazed window enjoying views of the park. En Suite Shower Room;

#### En Suite Shower Room

Modern three piece suite comprising double shower cubicle, vanity sink unit, low suite wc, towel radiator, triple glazed window.

#### Bedroom Three

13'5" x 11'8" (4.09m x 3.56m)

Double bedroom with radiator and triple glazed window.

#### Bedroom Four

8'5" x 7'2" (2.57m x 2.18m)

Double bedroom with radiator and triple glazed window.





### Bathroom

Modern three piece suite comprising P shaped bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator and triple glazed window.

### Second Floor Landing

With Velux window and radiator providing a useful study space.

### Master Suite

14'5" x 14'5" (4.39m x 4.39m)

Master suite with radiator, velux window, built in storage/eaves. En Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubical, vanity sink unit, low suite wc, towel radiator, Velux window.

### Exterior

To the outside there is an enclosed lawned and patio garden to the rear, driveway parking to the front with an EV charging point.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd, right onto Drub Ln and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

TBC

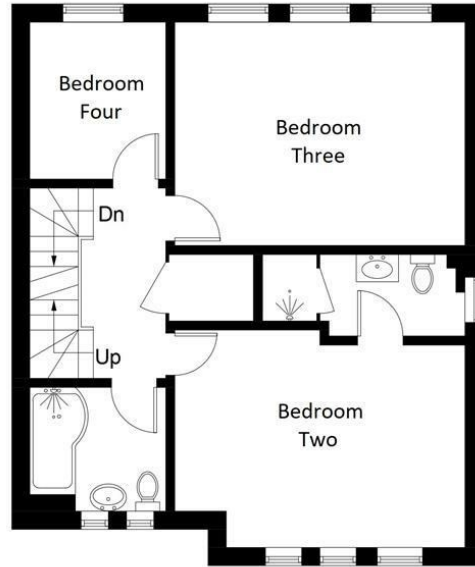


# Drub Lane, BD19

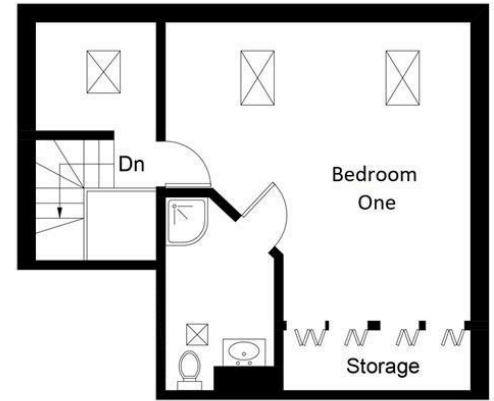
Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft



Ground Floor

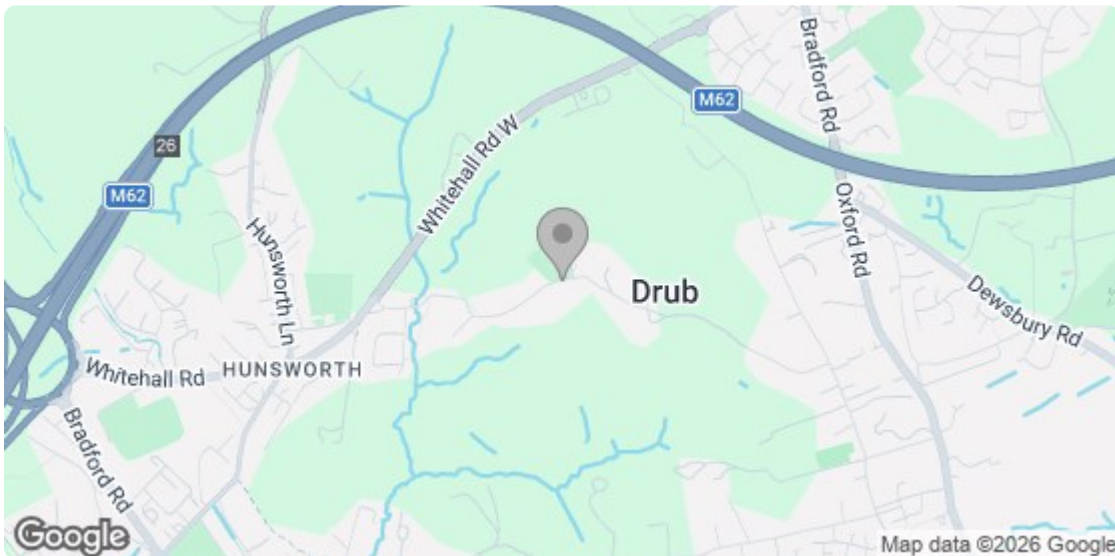


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305794)



| Energy Efficiency Rating                       |         |           |
|------------------------------------------------|---------|-----------|
|                                                | Current | Potential |
| Very energy efficient - lower running costs    |         |           |
| (92 plus) <b>A</b>                             |         | 92        |
| (81-91) <b>B</b>                               | 85      |           |
| (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    |         |           |
| England & Wales                                |         |           |
| EU Directive 2002/91/EC                        |         |           |
| Environmental Impact (CO <sub>2</sub> ) 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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