



Drub Lane, Drub,
Coming soon £575,000

****COMING SOON ** COMING SOON ** COMING SOON ****

*** NEW BUILD * DETACHED * FOUR BEDROOMS * THREE BATH/SOWER ROOMS ***

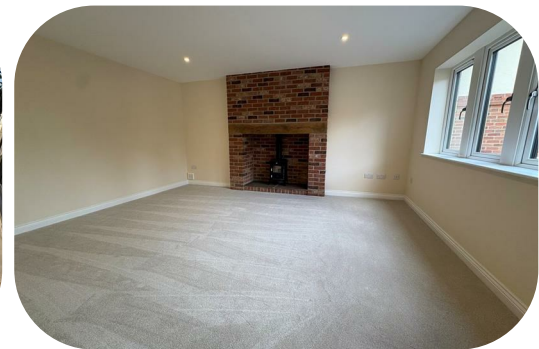
*** HIGH SPECIFICATION THROUGHOUT * SOUGHT AFTER LOCATION ***

A superb new build detached home offering four bedrooms, including two en-suite bath/shower rooms, and a spacious family dining kitchen.

Finished to a high specification throughout, the property features a contemporary kitchen, stylish bathrooms, underfloor heating to the ground floor and an EV charging point. Note: carpets will be fitted to all rooms where there are not hard surface finishes already fitted.

Situated in the highly sought after and exclusive setting of Drub village, this impressive home provides generous accommodation arranged over three floors, ideal for modern family living and entertaining.

Perfectly positioned just minutes from the Chain Bar roundabout (J26/M62), it offers excellent access to major commuter routes.



Entrance Hall

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 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 to 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 Three

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

With radiator and triple glazed window.

Bedroom Two

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

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 Four

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

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

With Velux window and radiator providing a useful study space.

Bedroom One

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

With 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



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [G2 plus] A	85	Very environmentally friendly - lower CO ₂ emissions [G2 plus] A	
[G1-G1] B		[G1-G1] B	
[F9-F0] C		[F9-F0] C	
[E5-E8] D		[E5-E8] D	
[D9-D4] E		[D9-D4] E	
[C1-C8] F		[C1-C8] F	
[B1-B8] G		[B1-B8] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC