



Old Cottage Close, Hipperholme,

£425,000

* FAMILY SIZED DETACHED * FOUR DOUBLE BEDROOMS * WELL PRESENTED * THREE BATHROOMS *
* AMENITIES & MOTORWAY LINKS CLOSE BY * INTEGRAL GARAGE * GARDEN *

This fantastic four bedroom detached home is situated on the outskirts of Hipperholme and offers spacious 'ready to move into' family sized accommodation.

Well proportioned throughout and has been designed for modern living, having a modern fitted kitchen and three bath/shower suites.

Within walking distance of Hipperholme's amenities, shops, excellent schools and motorway links close by.

The accommodation briefly comprises entrance hallway, cloakroom/wc, lounge, dining room and breakfast kitchen, three first floor bedrooms - master bedroom having en-suite shower room, together with a house bathroom. To the second floor there is a large overall fourth bedroom with an en-suite shower room.

To the outside there are enclosed gardens to the rear, together with a driveway leading to a integral garage.



Entrance Hallway

Having a radiator.

Downstairs Cloakroom/WC

Fitted with a modern two piece suite comprising low flush WC, vanity sink unit, tiled walls and floor, chrome heated towel rail and a double glazed window.

Lounge

21'3" x 11'3" (6.48m x 3.43m)

With radiator, French doors.

Dining Room

14'3" x 11' (4.34m x 3.35m)

With radiator, French doors leading to the rear garden.

Breakfast Kitchen

14'4" x 13'6" (4.37m x 4.11m)

With modern fitted wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, dishwasher, plumbing for auto washer, oven, hob, extractor hood, breakfast bar, radiator, double glazed window, upvc double glazed door to rear, door to integral garage.

First Floor Landing

With a radiator, double glazed window.

Bedroom One

16'8" x 16'1" (5.08m x 4.90m)

With radiator and double glazed window. En-Suite Shower Room;

En-Suite Shower Room

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

Bedroom Two

16' x 10'10" (4.88m x 3.30m)

With radiator and a double glazed window.

Bedroom Three

12'5" x 8'5" (3.78m x 2.57m)

With radiator and double glazed window.

Bathroom

Four piece suite comprising low flush WC, wash basin, panelled bath, shower cubicle, radiator and double glazed window.

Second floor Landing

With double glazed window.

Bedroom Four

24'9" x 16'" (7.54m x 4.88m)

With double glazed window, radiator and under eaves storage. En-Suite Shower Room;

En-Suite Shower Room

Modern three piece suite comprising low flush WC, shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the rear of the property there is an enclosed garden with patio and lawned area. To the front of the property there is a driveway leading to an integral garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd, continue to follow A58 for 3.3 miles, left onto Knowle Top Rd, right onto Wakefield Rd, left onto St Giles Rd, continue onto Spout House Ln, right onto Upper Green Ln, right onto Halifax Rd, continue to follow A644 for 0.7 miles, turn left onto Old cottage Close.



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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	

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