



8 Ashbourne Way, Cleckheaton, BD19 5JA  
£279,950

**bramleys**

Bramleys are delighted to welcome this superbly presented, 3 bedroom semi-detached family home. Situated in a popular location, with good access to amenities, shops, schools, public transport links and the motorway network.

Features include gas fired central heating, uPVC double glazing, security alarm system and a layout which comprises:- entrance vestibule, cloakroom/WC, hallway, lounge, kitchen, conservatory, first floor landing, 3 bedrooms, bathroom and attic room (accessed via a retractable ladder).

Externally there is off road parking for a number of vehicles, larger than average detached garage and a superb well presented and good sized rear garden, which backs on to open farmland.

Ideally suited to the young and growing family, an internal viewing is highly recommended to fully appreciate how immaculate this family home is.



## GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

### Entrance Vestibule

Having a door accessing the inner hallway, wood effect flooring, a central heating radiator and further door leading into the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash hand basin. There is a central heating radiator, wood effect flooring and a uPVC double glazed window to the front elevation.

### Hallway

A superb welcoming entrance hall, with staircase rising to the first floor, oak and glass contemporary balustrade, central heating radiator, uPVC double glazed window to the side elevation, useful understairs storage cupboard which houses the central heating boiler, door accessing the kitchen and a concertina style double width, oak door which leads into the lounge.

### Lounge

14'4" x 10'0" (4.37m x 3.05m)

This welcoming reception room has a feature Inglenook fireplace with exposed brick backdrop, inset multi-fuel stove, oak mantel and tiled hearth. There is ample natural light by way of the uPVC double glazed window and there is also a central heating radiator.

### Kitchen

14'5" x 9'4" (4.39m x 2.84m)

A modern kitchen which has been fitted within recent years, providing an ample range of wall and base units with quartz worktops and upstands, inset into which is a 1.5 bowl sink with mixer tap. Integrated appliances include a 5 ring gas hob, oven, microwave, washing machine, dishwasher and space for a fridge freezer. There is also a breakfast bar area which provides seating for up to 4 people, complementary concealed lighting to the plinths and wall units, ceiling spotlights, a contemporary radiator and provides open plan access into the conservatory. A uPVC double glazed exterior door gives access to the rear of the property.

### Conservatory

14'0" x 10'0" (4.27m x 3.05m)

This fantastic addition to the home is uPVC double glazed, with a solid roof. There are ceiling spotlights, a Velux window and uPVC French doors which provide access to the rear garden. Providing flexibility, this room could be utilised as a dining room or sitting room depending upon requirements, taking full advantage of the views over the garden and beyond.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation.

### Bedroom 1

12'9" x 8'8" (3.89m x 2.64m)

Situated to the front of the property, having a range of fitted wardrobes which provide ample hanging and storage space. There is also a central heating radiator and the loft can be accessed via a retractable ladder.

## LOFT ROOM:

Providing useful storage space, this room has ceiling spotlights, undereaves storage and Velux window.



## Bedroom 2

10'10" x 9'1" (3.30m x 2.77m)

A second bedroom of double proportions, having beautiful views over the garden and farmland via a uPVC double glazed window. There is also a central heating radiator.

## Bedroom 3

10'0" x 6'2" (3.05m x 1.88m)

Currently utilised as a study, but could provide a bedroom if required. Fitted with a central heating radiator and a uPVC double glazed window to the front elevation.

## Bathroom

This modern bathroom is fully tiled and is furnished with a 3 piece suite comprising of a vanity wash hand basin, low flush WC and P-shaped bath with glass shower screen and shower above. There is also a ladder style radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property there is a block paved driveway which has ample parking for a number of vehicles and leads to the larger than average detached garage. The rear garden is divided into different sections which comprises of a paved patio seating area, further patio seating area with Pergola, lawned garden with railway sleeper edged borders and further block paved patio beyond. There is mature planting, Indian stone paths and is fenced for security and privacy, whilst also backing on to farmland.

## Garage

With an electrically operated door, power and light. A personal door gives access to the rear garden.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

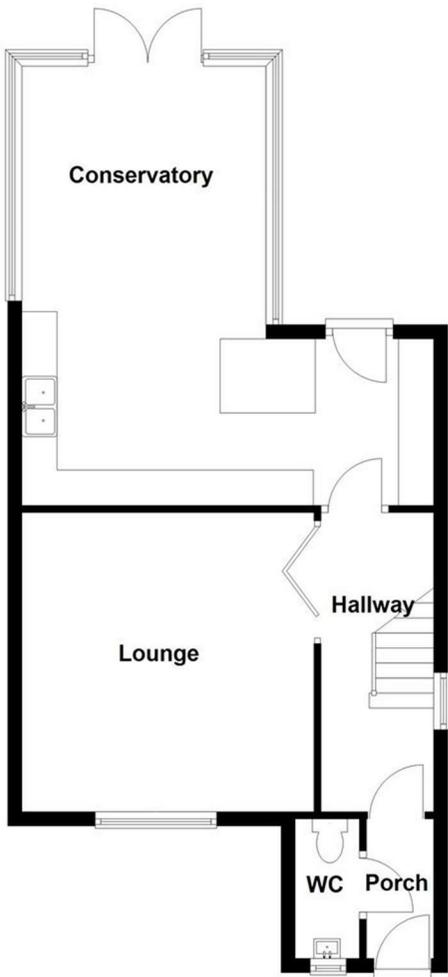
## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

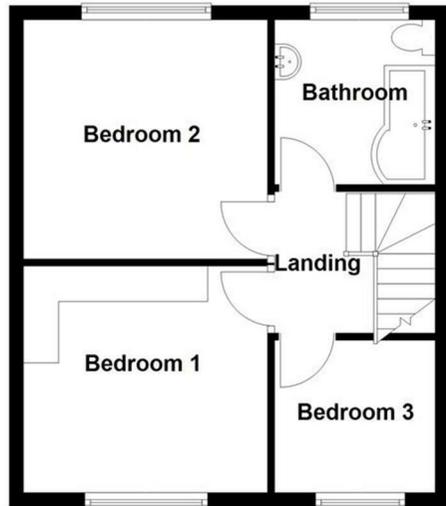




**Ground Floor**



**First Floor**



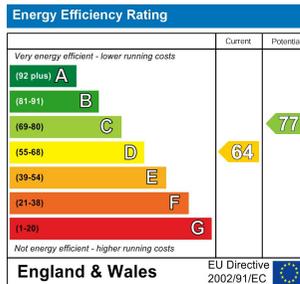
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**



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