



13 Lower Lark Hill, Cleckheaton, West Yorkshire



13 Lower Lark Hill Cleckheaton West Yorkshire BD19 6JJ

A stunning contemporary new family home with beautiful gardens, double garage and private gated driveway presented to an exceptionally high standard

1.2 miles Cleckheaton, 7.2 miles Huddersfield,
12.3 miles Leeds, 8.4 miles M62

Entrance Hall | Open plan living kitchen | Utility room | Study | Dining room | Family room
Principal bedroom with balcony, dressing room and en suite | Second bedroom with en suite
2 Further double bedrooms one with private balcony | Bathroom | Garden | Gated driveway
Garage | EPC B

The property

This outstanding unique property is situated on a quiet private road. Offering a versatile and generous 3,137 sq. ft living accommodation and garaging, with four double bedrooms, double garage, manicured gardens, and private gated driveway.

Upon entering this new home through the dual height feature entrance, you are welcomed into an full height hall way fitted with oak linear flooring, an open useful study area and double timber doors leading to a 32ft living kitchen with floor to ceiling double glazed windows, modern range of handle less wall and base units in dark grey finish with complementary quartz worktops and inset sink with hot water tap. Induction hob with extractor, mirror splashback, integral microwave, full height fridge and freezer, dishwasher, and feature island breakfast bar. There is another timber door into the hidden utility room/ pantry with quartz worktop, sink, tap and locating the boiler. There are Bi-folds opening up on to a south

westerly private patio terrace area perfect for entertaining and al fresco dining.

Also leading from the hall is a versatile dining room and a 25ft family room with ample natural light from full height windows and bi-folding doors leading to a separate private access into the garden.

To the first floor there is a principal bedroom with Baglo en suite and dressing room with glazed balustrade with views over garden. As well as one guest suite with another Baglo fitted en suite and two further bedrooms with 'Jack'n'Jill' bathroom with free standing bath. Bedroom four also has a glazed balustrade balcony.

Outside

Good sized landscaped plot offering a high degree of privacy from the large mature boundary trees. Ample driveway accessed via electronically controlled security gate leading to a detached double garage measuring 17' x 16'9 (5.2m x 5.1m) with electric doors and power. This could easily be converted to a home office for those who work from home. Please note there is TPO on one of the large trees.

Location

Located in the popular Moorside area of Cleckheaton giving good communication links to the M62 Motorway network. Nearby Huddersfield with supermarkets, cafes, bars, restaurants, and family entertaining. Also offering railway services to Leeds and Manchester. Surrounded by outstanding local state and independent primary and secondary schools, St John's (CofE) Primary Academy and White Chapel Church of England.





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Approximate Gross Internal Area = 265.0 sq m / 2852 sq ft

Garage = 26.5 sq m / 285 sq ft

Total = 291.5 sq m / 3137 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID982727)

Directions

From Churchill House head south on Crown St towards Westgate, turn right onto Westgate then right onto Lower Lark Hill the property will be on your left.

General

Local Authority: West Yorkshire County Council
Services: Mains gas, electric, water and drainage. Fitted with CAT5 and benefits from 10 year Build Zone warranty. Gas central heating and uPVC double glazing.

Council Tax: Band G

Tenure: Freehold

Guide Price: £775,000

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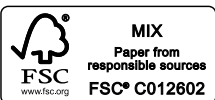
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