



## 25 Kenmore Road Cleckheaton, BD19 3UY

Offered to the market for the first time since its construction in 1968, this well-maintained three-bedroom end terrace house presents a rare and exciting opportunity for the next owners to make it their own. Lovingly cared for by the same owner for over five decades, the property sits on a particularly large and intriguing plot, offering vast potential for extension (subject to planning) or simply enjoying the extensive outdoor space. The home features two gated driveways—ideal for multiple vehicles—with one leading to a huge workshop, perfect for a variety of uses including caravan or motorhome storage, hobby space, or a business base (subject to relevant permission). In addition, there is a garage, mature gardens, and several timber sheds, all adding to the property's appeal. Perfectly situated close to local amenities including schools and excellent motorway links, this is an exceptional opportunity for buyers seeking space, flexibility, and a well-located home with endless possibilities.

A truly unique offering – early viewing is highly recommended.

**Offers Over £250,000**

# 25 Kenmore Road

Cleckheaton, BD19 3UY



- THREE BEDROOM END TERRACE HOUSE
- GENEROUS PLOT
- MATURE GARDENS
- TWO GATED DRIVEWAYS
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS & MOTORWAYS
- LARGE WORKSHOP OFFERS ENDLESS OPPORTUNITIES

**Entrance**

**Shower Room**

**Lounge**

**Family/Dining Room**

**Breakfast Kitchen**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

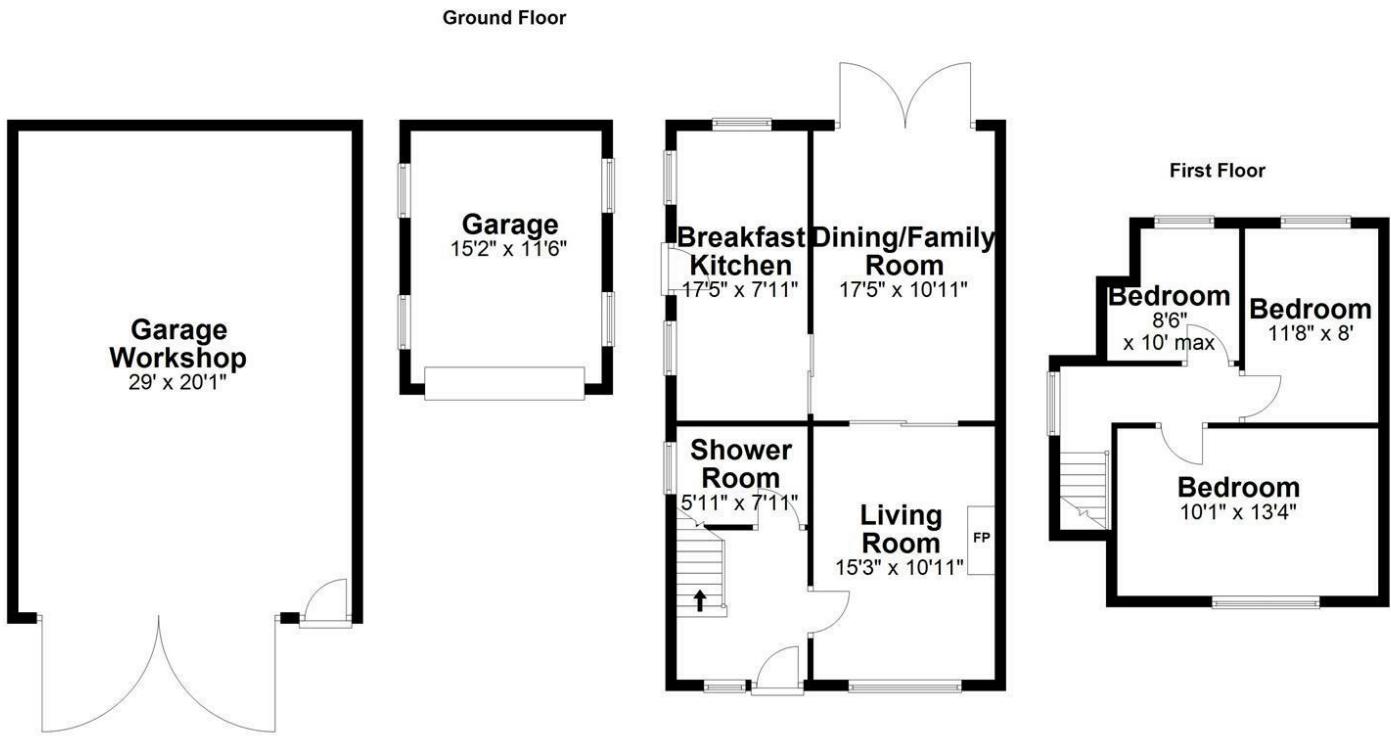
**Bedroom Three**

**Garden, Driveways, Garage & Workshop**





# Floor Plan



Total area: approx. 1027.6 sq. feet  
Kenmore Road, Cleckheaton

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

[snowgate.co.uk](http://snowgate.co.uk)