



Kirklands, Church Street

Reduced £350,000

* VICTORIAN TERRACE * FOUR BEDROOMS * TWO RECEPTION ROOMS * CHARACTER *
* CLOSE TO AMENITIES/TRANSPORT LINKS * GARDEN * DOUBLE GARAGE *
* BAGS OF POTENTIAL!! *

Undoubtedly one of the finest properties in the locality.

Tucked away in this quiet location yet within walking distance of amenities, shops, schools and excellent motorway links, is this stone built four bedroom Victorian Terrace.

Offers bags of potential and would make a superb family home.

Benefits from two reception rooms, ample character features, gas central heating and double glazing. To the outside there is a large garden to the side which offers potential to extend (subject to planning), a shared driveway leads to a double garage.





Entrance Hall

With coving to ceiling and radiator.

Lounge

14'9" x 15' (4.50m x 4.57m)

With a living flame gas fire in fireplace surround, radiator, coving to ceiling, French doors to garden.

Dining Room

14'9" x 15' (4.50m x 4.57m)

Having a built in wall cabinet, wall heater.

Dining Kitchen

12'3" x 14' (3.73m x 4.27m)

Having a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor, integrated fridge, plumbing for auto washer, double glazed window.

Cellar

14'6" x 10' (4.42m x 3.05m)

Useful storage.

First Floor

With a feature arched window, radiator and understairs storage.

Bedroom One

15'1" x 15' (4.60m x 4.57m)

With radiator, double glazed window, built in wardrobe, views.

Bedroom Two

14'8" x 10'5" (4.47m x 3.18m)

With wash basin, radiator and double glazed window.

Bedroom Four

9'9" x 5'8" (2.97m x 1.73m)

With radiator and double glazed window.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, useful storage.





Second Floor

Attic Bedroom Three

21'3" x 13'3" (6.48m x 4.04m)

With velux window and double glazed window.

Exterior

To the outside there are well stocked lawned and patio gardens with shared driveway leading to a double garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto Church St and Kirklands will be found where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Kirklees



Kirklands, BD19

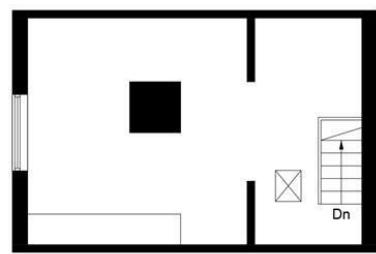
Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft

Garage = 32.0 sq m / 344 sq ft

Total = 201.4 sq m / 2167 sq ft



Ground Floor

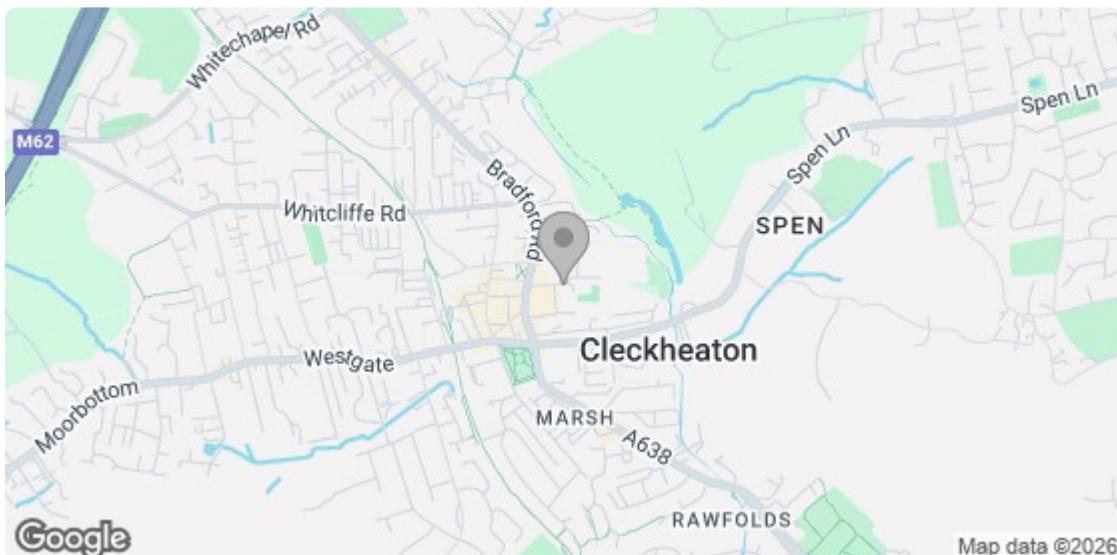


Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1237030)



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

website www.sugdensestates.co.uk