Sugdens
Sales & Lettings

Whitcliffe Road, Cleckheaton,

Reduced £499,995

* NO CHAIN * * CHARMING FAMILY DETACHED IN CLECKHEATON *
* FIVE BEDROOMS * THREE RECEPTION ROOMS * THREE BATH/SHOWER ROOMS *
* CHARACTERFUL * POPULAR LOCATION * CLOSE TO AMENITIES *

Welcome to this characterful double-fronted detached property, a perfect blend of modern comfort and traditional charm. Boasting five spacious bedrooms, this home offers ample space for growing families or those seeking room to entertain.

Step inside to discover three inviting reception rooms, ideal for both cosy family gatherings and entertaining guests. The layout is enhanced by three well-appointed bath/shower rooms, ensuring convenience for everyone in the household.

Outside, you'll find a double driveway providing plenty of parking space, along with a garage for additional storage or vehicle protection. The property is set in a prime location, within walking distance of Cleckheaton Town Centre, where you'll find a variety of amenities, shops and schools, as well as excellent transport links for easy commuting.

This delightful home is a rare find, combining character and practicality in a sought-after area. Don't miss the opportunity to make it yours!

Entrance Hall
With an ornate open staircase, dado rail and a radiator.

Cloakroom/WC
Modern two piece suite comprising low suite wc and a pedestal wash basin.

Sitting Room
18'7" x 15'1" (5.66m x 4.60m)
Having a multi fuel fire in feature fireplace surround with tiled inset and hearth, coving to ceiling & ceiling rose, radiator, sash double glazed bay window.

Dining Kitchen
26'9" x 13'5" (8.15m x 4.09m)
Having a range of wall and base units incorporating ceramic sink unit, tiled splashback, oven, hob and extractor fan, breakfast bar, fitted dishwasher, storage cupboard, radiator, French doors to rear, cloaks cupboard, pantry with plumbing for auto washer.

Lounge
15'11" x 15'2" (4.85m x 4.62m)
With original feature hardwood floor, feature fireplace with tiled inset and hearth, open fire, shelving, picture rail and French doors leading to the front of the property.

Dining Room
13'9" x 12'10" (4.19m x 3.91m)
With radiator, ceiling rose and French doors leading to the rear of the property.

Cellar One
14'10" x 14'9" (4.52m x 4.50m)
With radiator.

Cellar Two
11'1" x 9'9" (3.38m x 2.97m)
With radiator and access to integral garage.

First Floor Landing
With ornate coving to ceiling, picture rail, radiator and roof light.

Bedroom One
16'2" x 13'10" (4.93m x 4.22m)
With built in wardrobes, radiator, feature fireplace, sash double glazed bay window. En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.

Bedroom Two
16'2" x 13'10" (4.93m x 4.22m)
With built in wardrobes, radiator, feature fireplace, sash double glazed bay window. En Suite Shower Room;

En Suite Shower Room Two
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.

Bedroom Three
13'6" x 12'9" (4.11m x 3.89m)
With radiator.

Bedroom Five
9'8" x 7'2" (2.95m x 2.18m)
With radiator.

Bedroom Four
13' x 10'2" (3.96m x 3.10m)
With radiator, built in wardrobes and feature fireplace.

Bathroom
Three piece suite comprising large shower cubicle, panelled bath, vanity sink unit, tiled walls and floor, radiator.

Separate WC
With low suite wc and radiator.

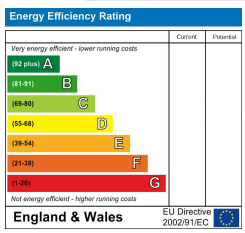
Exterior
The property is accessed via a double gated driveway which leads to a double integral garage. There is an artificial lawn and low maintenance gardens to the front with trees and bushes. To the rear of the property there is a large enclosed courtyard which provides further parking.

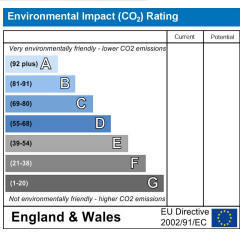
Directions
From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120 and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C / Kirklees

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.





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

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