



Whitcliffe Road, Cleckheaton, Offers In Excess Of £515,000

* 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.

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

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