

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 10 Snelsins Road

Cleckheaton, Bradford, BD19 3UE

Offers in the region of £695,000



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## Entrance Hallway

Enter this stunning property through a composite front door with two glass side panels into a light and welcoming entrance hallway with an impressive luxury carpeted staircase with an oak and glass balustrade to the first floor accommodation. Ceramic tiles flow throughout the hallway, WC and kitchen diner. Access to the kitchen/diner through double oak doors. Access to the second reception room and ground floor WC. Feature integrated cupboards provide storage space with a further cupboard housing the CCTV.

## Ground Floor WC

A spacious partially tiled ground floor WC. Comprising of: a concealed cistern WC, a modern wash basin with underneath vanity unit and featuring a large full wall mirror.

## Kitchen/Diner

At the rear of this exquisite property lies a truly remarkable kitchen diner, boasting an impressive 20k worth of upgrades, including an additional bar area that sets the stage for unparalleled entertainment. The kitchen features a stylish ensemble of grey matching wall and base units, complemented by ivory quartz worktops.

Delight in the integration of high-end appliances, including two Siemens steam ovens with two warmer drawers, a floor-to-ceiling fridge and freezer, a wine cooler, and a beer cooler. The focal point of the space is a sizable central island adorned with contrasting units and quartz worktops, housing an integrated dishwasher, a 1.5 inset ceramic sink with a quooker tap, an induction hob, and a ceiling extractor fan.

Ample room for a dining table and seating area enhances the functionality of this space, while the bar area introduces two additional wine coolers, perfect for entertaining guests. A special highlight is the large walk-in pantry cupboard, providing convenient storage.

With large bi-folding doors seamlessly connecting the indoors with the private garden and patios, this kitchen diner is designed for a harmonious indoor-outdoor lifestyle. Enjoy easy access to the utility room and living room, completing the perfect layout for both everyday living and grand gatherings.

## Utility

A utility with matching ceramic tiled flooring, matching wall and base units and quartz worktops. Integrated washing machine, dryer and inset sink. Composite door to side.

## Second Reception Room

A spacious second reception room with a deep pile luxury grey carpet and twin PVCu windows to front aspect. This room could be used to serve a variety of purposes such as a fifth bedroom/snug/office/playroom.

## Living Room

Accessed from the kitchen is this spacious living room with a luxury grey carpet and features a media wall with electric log effect fire. Benefiting from inset Blue tooth speakers and twin PVCu windows to front aspect.

## Landing

A grand staircase and landing with a luxury carpet flowing throughout the first floor. A large feature window provides plenty of natural light and three integrated storage cupboards provides plenty of storage. Access to all bedrooms and house bathroom.

## Master Bedroom

A large impressive master bedroom with a spacious dressing area with additional luxury fitted wardrobes and dressing table. Two PVCu windows to front elevation. Access to en-suite.

## En-Suite

A luxury partially tiled en-suite with ceramic tiled flooring. Comprising of WC, twin wash basins inset in vanity units, a free standing bath and a walk in walk out shower. Benefiting from an Anthracite towel rail, Blue tooth speakers and a feature wall mirror. PVCu privacy window to rear.

## Bedroom Two

A second double bedroom with luxury carpet and PVCu window overlooking the rear garden. Access to En-suite.

## En-Suite

A partially tiled en-suite with ceramic tiled flooring. Comprising of: WC, wash basin with vanity unit, a double shower with glass doors, dual aspect rainhead and handheld shower. Benefiting from Anthracite towel rail, and large wall mirror. PVCu privacy window to the side aspect.

### Bedroom Three

A third double bedroom with twin PVCu window to front elevation.

### Bedroom Four

A fourth double bedroom with integrated dressing table and shelving. PVCu window to rear elevation.

### House Bathroom

A modern and luxury partially tiled house bathroom with ceramic tiled flooring. Comprising of: WC, wash basin with vanity unit, free standing bath, double shower with glass doors, rainhead shower and hand held shower. Benefiting from Anthracite towel rail, wall mirror and PVCu privacy window to side.

### Exterior

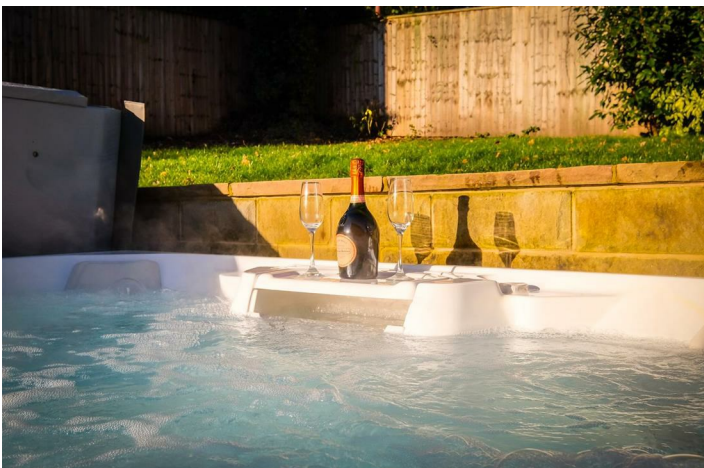
Externally the property sits on a substantial plot and is tucked away with one other property through a private gated access. The property also has its own private electric gates leading onto a large tarmac driveway (parking for five cars) which leads to a detached double garage with an electric door and EV charger. Steps lead up to the front door. There is a gated access down the side of the property which leads to a large and enclosed private garden with a large lawn flowing to the rear and beds with mature trees and shrubs. To the rear of the property is a private and enclosed tiered garden with a further two lawns split by a glass balustrade and two spacious patio areas. One of the patio areas has the added benefit of a luxury hot tub (negotiable).

### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



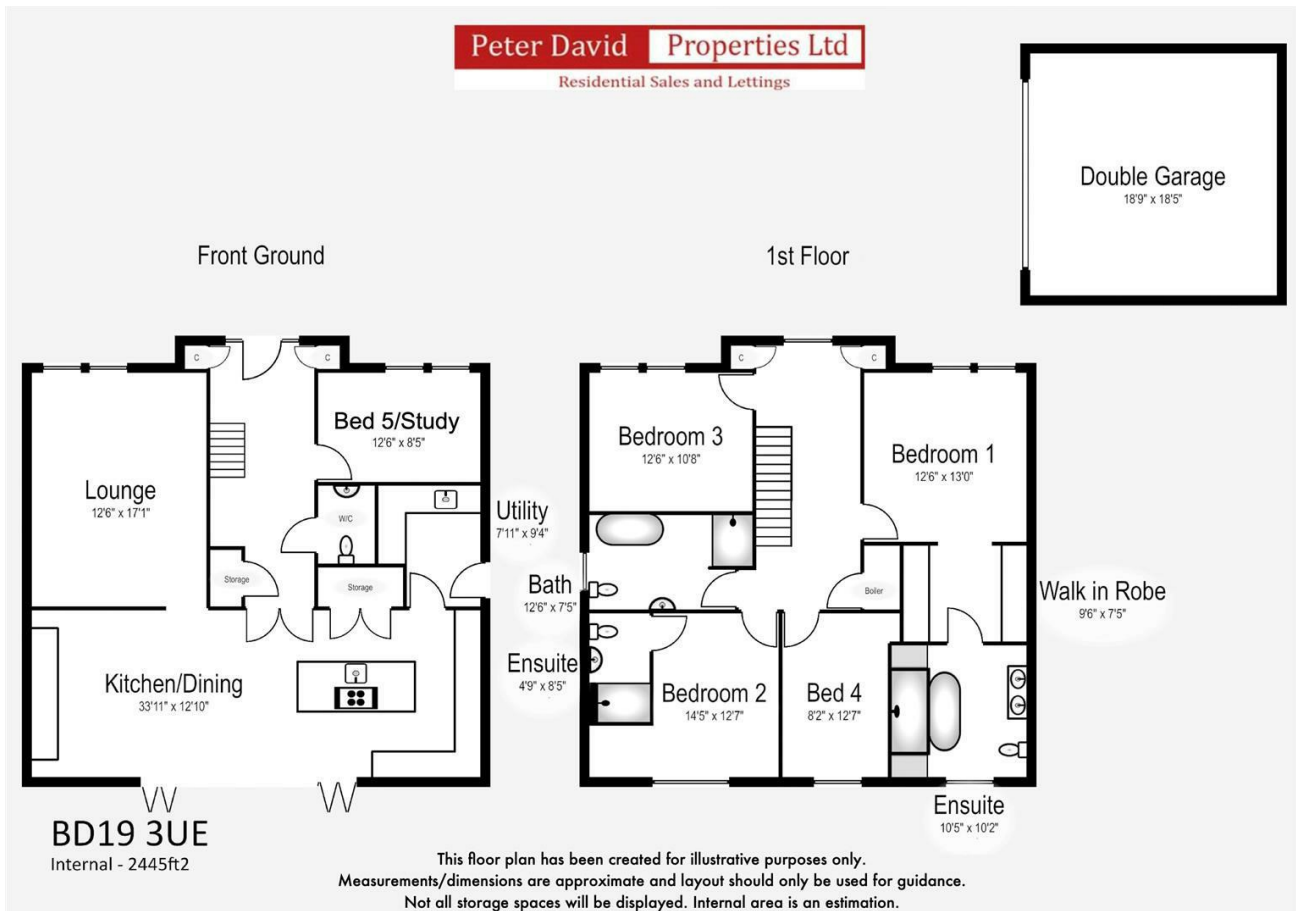
## Hybrid Map



## Terrain Map



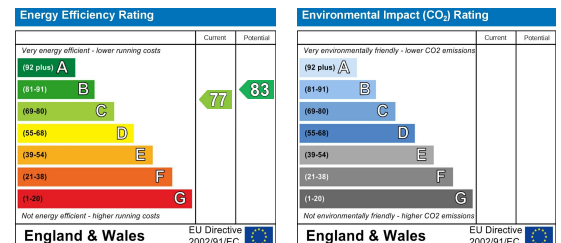
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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