Robert Watts

GETTING WEST YORKSHIRE MOVING

56 Whitcliffe Road, Cleckheaton, West Yorkshire, BD19 3BY

IMPRESSIVE FOUR BEDROOM VICTORIAN SEMI-DETACHED CHARACTER FAMILY HOME

A substantial and characterful Victorian semi-detached residence offering generously proportioned space, an excellent blend of period charm and modern comforts, together with a useful detached garage/workshop.

This is a great opportunity for growing families seeking spacious and versatile accommodation in a convenient and well-established location. Comprises spacious hallway, two excellent sized reception rooms, kitchen, utility and cellar with four well-proportioned bedrooms, making the property particularly appealing to larger families or those requiring additional space for home working. Easily maintained gardens together with a useful detached garage/workshop to the rear offering excellent potential for storage, hobbies, home office or workshop use. Benefits from GCH, modern uPVC DG and solar panels.

Offers Over £300,000

T 01274 878878 E cleckheaton@robertwatts.co.uk W robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark

56 Whitcliffe Road, Cleckheaton, West Yorkshire, BD19 3BY

ENTRANCE HALL Spacious entrance hall featuring timber balustrades and ornate panelling.

LOUNGE 16'1" x 13'9" max (4.9m x 4.2m max)
Period fireplace, picture rail, ceiling cornicing and bay windows.

DINING ROOM 15'9" x 13'9" max (4.8m x 4.2m max)
Period ceiling cornicing, picture rail and wood burning stove.

KITCHEN 12'10" x 12'2" max (3.9m x 3.7m max)
Wall & base units, worktop & breakfast bar, inset sink with mixer tap, integral electric oven with induction hob & extractor fan and integral dishwasher.

UTILITY PORCH 7'10" x 4'3" max (2.4m x 1.3m max)
Plumbing for automatic washing machine & dryer and rear door.

CELLAR

MASTER BEDROOM 16'1" x 11'2" max (4.9m x 3.4m max)
Double bedroom featuring ceiling cornicing and picture rail

BEDROOM TWO 14'1" (4.3) x 8'2" (2.5) plus doorway
Double bedroom.

BEDROOM THREE 12'2" x 8'6" max (3.7m x 2.6m max)
Including bulkhead.

BEDROOM FOUR 10'6" x 7'7" max (3.2m x 2.3m max)

BATHROOM Two piece modern suite with bath with shower and glazed shower screen, sink, tiled walls & floors and separate WC, underfloor heating.

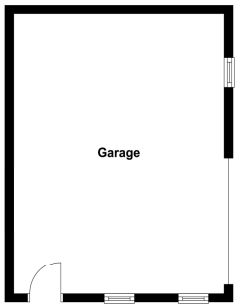
GARDENS & EXTERIOR Pleasant low maintenance paved garden area to the front.
Right of access off Stunsteads Road over common yard to the rear leading to a small strip of yard area and a substantial detached workshop/garage with mezzanine storage measuring circa. 20'8 x 14'1 (6.3m x 4.3m).

Please note the solar panels are leased and further information is available on request.

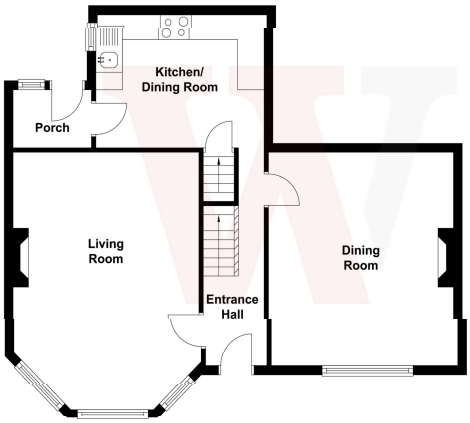
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

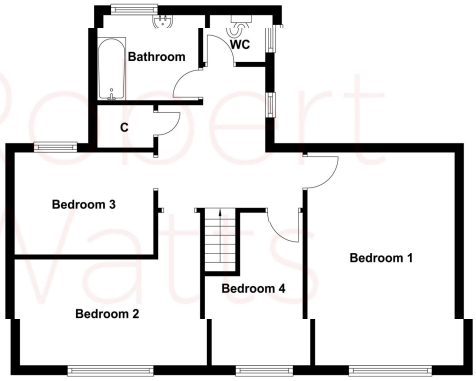
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

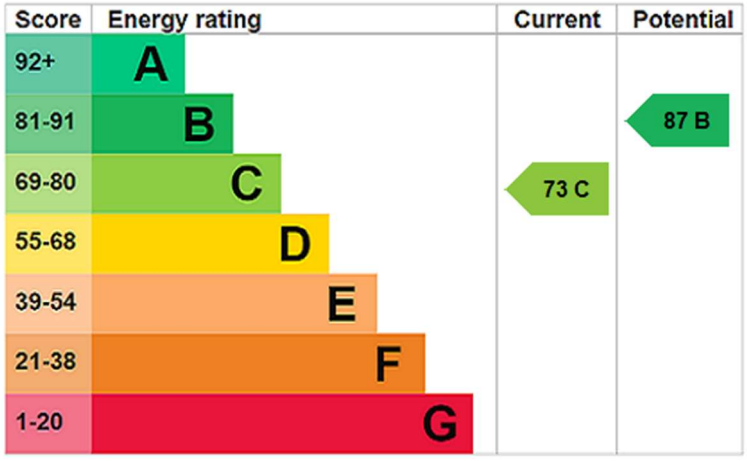


Ground Floor



First Floor





01274 878878 cleckheaton@robertwatts.co.uk robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark