



53 Scholes Lane, Scholes, Cleckheaton, BD19 6LY
Asking Price: £520,000

3 Scholes Lane, Scholes, Cleckheaton, BD19 6LY

For the GROWING FAMILY BUYER looking for something a little different, this DECEPTIVELY SPACIOUS & WELL PRESENTED four/five bedroom detached home may tick all the right boxes. Offering a versatile footprint set within this ex Methodist Chapel & Sunday School, the layout includes an additional SELF CONTAINED FLAT/ANNEX which is ideal as a 'granny or teenagers annex'. Situated in an enviable position on highly regarded Scholes Lane offering easy access to the local amenities & well regarded schools. Comprises spacious entrance hall which could be utilised as another reception room or study, lounge, large modern kitchen/diner, a master bedroom with en suite shower room and utility, ground floor W.C. To the first floor are two double bedrooms and modern shower room with separate access to the self-contained flat with kitchen/diner, lounge with stunning views and terrace, double bedroom and modern bathroom. Accessed via secure electronically controlled gates and forming a courtyard with the adjacent house, it benefits from a generous private driveway offering substantial off street parking and double integral garage. To the front is a pleasant lawned garden with a decked area great for entertaining with enclosed rear garden. Benefiting from uPVC double glazing, GCH with HIVE system and CCTV. EPC Rating - D.



Entrance Porch

Kitchen Diner 21'8" x 12'2" max (6.6m x 3.7m max)
Modern range of wall and base units incorporating quartz work tops and breakfast bar, one and a half bowl sink and mixer tap. Range of integrated 'Bosch' appliances including double electric oven, four ring induction hob plus extractor, microwave, dishwasher, fridge freezer and wine cooler. Useful larder cupboard and French doors leading to front garden.

Lounge 13'9" x 13'5" max (4.2m x 4.1m max)

Having timber flooring, contemporary inset living flame gas fire with pebble effect finish with remote control settings.

Hallway/Dining Area/Study 19'4" x 12'2" (5.9m x 3.7m)

Large central open space which offers a variety of uses. Feature open, solid spiral staircase and useful under stairs storage cupboard with wall mounted boiler.

Utility Room Sink unit and plumbing for both auto washer and dryer.

Front Hall Useful storage cupboard and access to front courtyard.







Guest Cloakroom Having wc and hand wash basin.

Bedroom One 15'5" x 12'6" max (4.7m x 3.8m max)

Ground floor master bedroom having sliding doors leading onto garden. Fitted wardrobes.

En Suite Three piece modern suite comprising 'his n hers' hand wash basins, glazed shower cubicle and wc. Feature vertical radiator.

Bedroom Two 12'2" x 8'6" (3.7m x 2.6m)

Double bedroom.

Bedroom Three 11'2" x 8'2" max (3.4m x 2.5m max)

Double bedroom having fitted wardrobes.

Bathroom Modern three piece suite comprising walk-in double shower cubicle, wc and vanity sink unit. Chrome heated towel rail.

Annex Having separate ground floor access and storage. Annex has its own boiler and meters.

Kitchen 15'5" x 7'7" max (4.7m x 2.3m max)

Wall and base units incorporating sink unit, oven, hob and extractor plumbing for auto washer.

Lounge 15'9" x 11'10" max (4.8m x 3.6m max)

Dual aspect room with balcony and access to external spiral staircase leading to rear garden. This could be used as a fifth bedroom if required.

Bedroom Four 14'9" x 9'2" (4.5m x 2.8m)

Double bedroom.

Bathroom Three piece suite comprising bath with integral shower over, wc and hand wash basin. Useful storage cupboard and chrome heated towel rail.

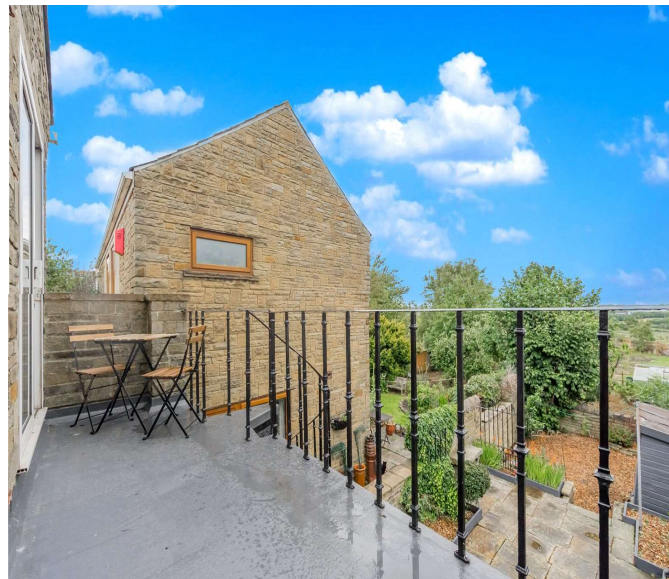
Exterior Accessed via a remote controlled security gate shared with the neighbouring house it leads to courtyard which is majority owned by no. 53 with private blocked paved driveway leading to double garage with electric doors. The property benefits from an enclosed lawned

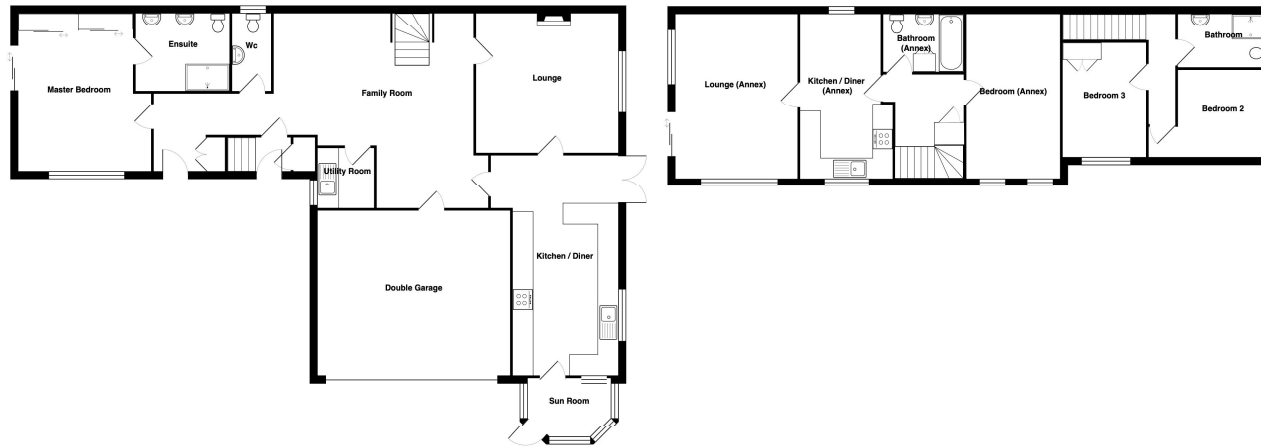
garden and decked and barbeque area to the front with a small garden to the rear.

Freehold
Council Tax Band - F
EPC - D

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





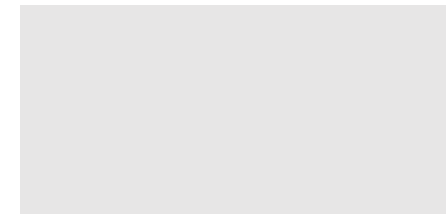
Total Area: 226.3 m² ... 2436 ft²
 All measurements are approximate and for display purposes only.



AGENTS NOTES:

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.



Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf - 1-3 Carr House Road, Shelf, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

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