



2 Shirley Villas, Rawfolds, Cleckheaton, BD19 5LX

Situated in this 'backwater' location but within 1 mile of the amenities of Cleckheaton, is this WELL PRESENTED, 4/5 BEDROOM, VICTORIAN, character property. Built in c. 1880's on a terrace with only two other houses and ideal for FAMILY BUYERS with a generous footprint arranged over 4 floors, it benefits from some delightful period features including high ceilings, ornate ceiling coving and a feature entrance hall and split level landing. Comprises hall, two sizeable reception rooms, dining kitchen, four bedrooms the master with en-suite and house bathroom. In addition there is large basement and loft rooms offering more potential bedroom and storage space. To the exterior is a lawned front garden with a low maintenance rear enclosed garden with access to single detached garage and ample parking. There is also planning permission in place for a downstairs WC/utility room. Benefits from GCH & uPVC DG. EPC - D

Asking Price £325,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: Churchill House, Northgate, Cleckheaton, BD19 3HH

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL Spacious entrance hall with feature archway and timber panelling, open timber staircase with timber balustrade. Ceiling cornicing and period timber etched glass front door.

LOUNGE 19'8" x 15'1" max (6m x 4.6m max)

Fireplace with living flame effect fire with glazed front. Feature bay window and ornate ceiling rose and cornicing.

DINING ROOM 20'4" x 14'9" max (6.2m x 4.5m max)

Fireplace with gas fire and bespoke built bookcases in alcoves.

KITCHEN DINER 16'5" x 15'1" max (5m x 4.6m max)

Modern range of wall and base units, granite worktop and ceramic sink with mixer tap. Gas cooker point and extractor fan with cupboard housing modern boiler. Plumbing for washing machine, gas fire. and ceiling mounted creel.

REAR ENTRANCE

VAULTED CELLAR 16'9" x 15'1" (5.1m x 4.6m)

Useful vaulted storage cellar with good head height.

LANDING Split-level landing with feature arched stained glass window. Storage cupboard.

BEDROOM ONE 16'5" x 14'9" max (5m x 4.5m max)

Fitted wardrobes in alcoves. Ceiling cornicing.

ENSUITE BATHROOM Modern three piece suite comprising glazed shower cubicle, WC and hand wash basin. Tiled walls.

BEDROOM TWO 16'5" x 14'9" max (5m x 4.5m max)

Fitted wardrobe.

BEDROOM THREE 16'5" x 10'2" max (5m x 3.1m max)

Storage cupboard.

BEDROOM FOUR 10'2" x 7'3" (3.1m x 2.2m)

BATHROOM Three piece suite comprising of bath with shower over, WC and hand wash basin.

ATTIC ROOM ONE 14'5" x 7'7" (4.4m x 2.3m)

Useful attic ante room with eaves storage. Leading to:-

ATTIC ROOM/BED FIVE 14'11" x 14'5" (4.55m x 4.4m)

Useful attic room with natural light and eaves storage.

EXTERNAL Private access road to front and good sized lawned garden with cast iron period style street light. Detached garage to rear measuring 16'5 x 9'10 (5m x 3m) with pleasant low maintenance, enclosed block paved garden. There is also planning permission to create a ground floor shower room/utility room.

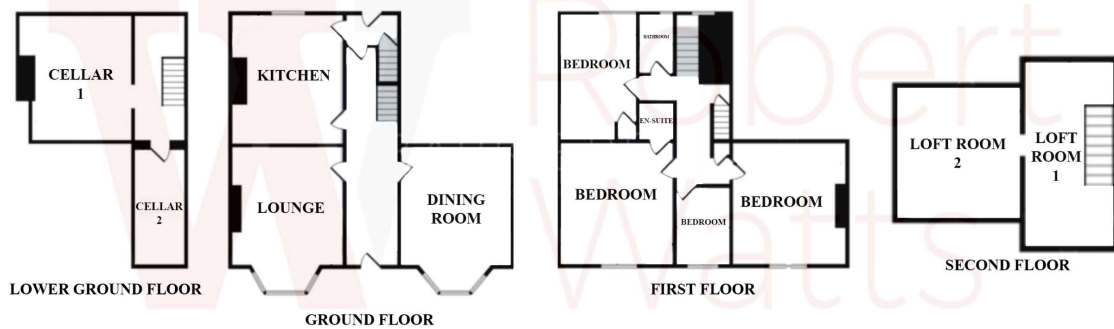
TENURE Freehold

Council Tax Band B

EPC - D

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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