



89 Whitcliffe Road, Cleckheaton, West Yorkshire, BD19 3EA

Handsome VICTORIAN DETACHED residence which offers a VERSATILE 4/5 BEDROOM footprint. Ideally suiting GROWING FAMILY BUYERS this spacious home is handily situated close to the local schools and town centre amenities and is available with no chain. Requiring a full refurbishment but incorporating some fine period features and priced to reflect the work required, this is a great opportunity for a buyer to place their own individual stamp on the house. Comprises cellar, hall, three reception rooms, kitchen, converted garage/bedroom/playroom, study, shower room on the ground floor with three double bedrooms and single to the first floor with family bathroom. Driveway parking and lawned garden to the front. EPC - TBC.

Asking Price £325,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

89 Whitcliffe Road, Cleckheaton, West Yorkshire, BD19 3EA

ENTRANCE PORCH Side entrance and cloakroom.

ENTRANCE HALL Front hallway with period ceiling cornicing.

LOUNGE 15'1" x 14'1" max (4.6m x 4.3m max)

Feature ceiling cornicing and rose. Fireplace and living flame gas fire.

DINING ROOM 15'9" x 15'9" max (4.8m x 4.8m max)

Fireplace and living flame gas fire.

SUN ROOM 14'4" x 13'1" (4.6m x 4m)

Accessed off lounge with door to garden.

KITCHEN 14'1" x 10'2" max (4.3m x 3.1m max)

Modest range of wall and base units, worktop, double sink and integral oven with grill. Plumbing for dishwasher and autowasher.

SITTING ROOM/BEDROOM FIVE 13'5" x 10'6" max (4.1m x 3.2m max)

Former garage. Triple aspect room. Access to front and dining room so could be used as another bedroom.

STUDY/BEDROOM 10'2" x 8'6" max (3.1m x 2.6m max)

Study or further bedroom space.

SHOWER ROOM WC with hand wash basin and shower.

CELLAR With stone slab.

BEDROOM ONE 15'1" x 13'9" max (4.6m x 4.2m max)

With fitted wardrobes and bulk head cupboard.

BEDROOM TWO 16'1" x 15'9" max (4.9m x 4.8m max)

BEDROOM THREE 12'6" x 10'2" max (3.8m x 3.1m max)

Wall mounted boiler.

BEDROOM FOUR 9'2" x 5'7" max (2.8m x 1.7m max)

BATHROOM Three piece shower room comprising of shower and glazed shower cubicle, WC and hand wash basin.

EXTERIOR Driveway parking to rear and pleasant lawned garden to front. Useful outhouse storage.

Please note part of the plot is not included in the sale and will be developed into two semi detached houses. The enclosed site plan shows the approximate boundary of the house. Please ask for further details.

Freehold

Council Tax Band D

EPC - TBC

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

