

Green Bank Barn, Green Bank, Bradford Road, Cleckheaton, BD19 5LP
Asking Price: £625,000

Green Bank Barn, Green Bank, Bradford Road, Cleckheaton, BD19 5LP

Green Bank Barn is a STUNNING FAMILY HOME that sits at the head of a quiet residential cul-de-sac and benefits from a semi-rural feel and super OPEN ASPECT VIEWS. Significantly extended with stylish furnishings to sympathetically enhance the original barn features, it is warm and inviting with dramatic use of glazing to encourage light throughout. Boasting an incredibly unique and versatile layout it ideally suits growing family buyers who all want their own space. The incredible sized footprint includes four/five bedrooms and three reception rooms including the stunning 27ft lounge with ample natural light to take advantage of the rural views and the rooms sizes need to be viewed to be fully appreciated. The Barn provides ample parking and stunning landscaped gardens and paved patio areas ideal for alfresco entertaining. Located in close proximity to motorway access for Leeds as well as being near useful railway links and local family activities and schools.



Reception Hallway Feature full height hallway with timber open staircase and glazed balustrade leading to a galleried landing. Period exposed timber beams and brick wall with stained glass arched window. Open to kitchen diner.

Kitchen Diner 18'1" (5.5) x 7'3" (2.2) + 20'8" (6.3) x 9'2" (2.8) max

Modern range of wall and base units with granite worktops, bespoke built island unit and breakfast bar. One and a half bowl sink with mixer tap. Double electric oven plus five-ring gas Belling hob plus extractor. Integral fridge freezer plus dishwasher and **wine cooler. Timber**

roof trusses and open to hallway and family room. Side door.

Family Room 17'9" x 10'6" max (5.4m x 3.2m max)

Fireplace and full height windows. Open to dining kitchen making this a great place to entertain as a family.

Utility Room 10'6" x 5'3" max (3.2m x 1.6m max)

Wall and base units, plumbing for washer and dryer. Wall mounted boiler.

Entrance Hall Spacious room having timber staircase to first floor and access to kitchen.







Cinema Room/Dining Room 20'8" x 18'3" (6.3m x 5.56m)

Dual aspect versatile room with exposed timber beams and roll down cinema screen. Antique style timber mantle and vast recess and side door leading to garden.

Lounge 27'3" x 18'8" max (8.3m x 5.7m max)

Impressive room with dual aspect giving excellent natural light and feature exposed roof trusses. Bi-folding doors to balcony with open aspect views. Tiled flooring with under floor heating and contemporary style free standing log burning stove. Storage cupboard.

Study/Bedroom Five 16'1" (4.9) x 12'2" (3.7) max plus robes

With fitted wardrobes and exposed roof trusses. Bi-folding doors to rear. Versatile room that could be used a snug, study, sitting room or further bedroom.

Bedroom One 22'8" x 10'2" max (6.9m x 3.1m max)

Steps down to dressing area with fitted wardrobes and drawers. Exposed timber beams.

Ensuite Bathroom Three piece suite comprising of shower and glazed shower cubicle, WC and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

Bedroom Two 15'1" x 15'1" max (4.6m x 4.6m max)

With built-in wardrobes and own external access making this room and adjoining shower room a great 'teenagers annex'.

Shower Room Modern three piece suite comprising of shower and glazed shower cubicle, vanity sink and WC. Tiled walls and floor and chrome wall mounted towel heater.

Bedroom Three 21' x 9'6" max (6.4m x 2.9m max)

With fitted wardrobes.

Bedroom Four 10'2" x 9'6" max (3.1m x 2.9m max)

With brick walls and timber beams.

Bathroom Three piece suite comprising of jacuzzi bath, WC and hand wash basin. Chrome wall mounted towel heater.

Exterior Accessed off the main section of Greenbank leading to a good sized plot of circa. 0.17 acres. Paved courtyard area with ample off street parking and wood store. Landscaped, raised tiered garden with delightful lawned areas, waterfall pond and paved patios which are ideal for outside entertaining and alfresco dining. Feature original tree now carved into the most distinguished Easter Island head. Further raised paved patio area to the rear which enjoys the semi-rural aspect.

Freehold
Council Tax Band D
EPC -

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.



Ground Floor

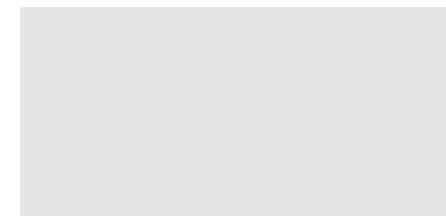
First Floor



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, Self, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

www.robertwatts.co.uk/signaturehomes  

