



Fieldhead, Snelsins Road, Cleckheaton, West Yorkshire, BD19 3UE
Guide Price: £750,000

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This majestic Victorian home totalling circa. 4,200 square feet sits in approx. 1.3 acres with assured privacy and well tended gardens. Situated in this highly accessible location giving easy access to the M62 and the surrounding towns and cities, Fieldhead has SIX BEDROOMS and THREE RECEPTION ROOMS and has been owned by the same family for many generations. This is a rare opportunity for FAMILY BUYERS to create a magnificent 'forever home' for those who appreciate the traditional character and the sizeable footprint and can refurbish throughout to their own modern tastes.

Retaining many original features with impressive full height hallway and galleried landing and ornate ceiling cornicings and fireplaces, it includes 6 bedrooms, 3 spacious reception rooms including a bespoke library, breakfast kitchen, utility and pantry, cellars and two bathrooms. Ample gravelled driveway to the front leading to mature wooded gardens with lawned areas, vegetable garden and potting shed along with a triple detached garage and outbuildings to the rear.



Entrance Porch Period tiled flooring and timber and glazed internal door.

Hallway 21'4" x 15'11" max (6.5m x 4.85m max)
Impressive full height entrance hallway with feature fireplace and ceiling cornicing. Exposed timber staircase and balustrades leading up to a galleried landing.

WC & Sink Located off the hallway.

Library 17'1" (5.2) x 14'1" (4.3) + bay & bookcase
Dual aspect room with bay having window seat. Bespoke built bookcases, timber fireplace with solid fuel stove. Ornate ceiling moldings and cornicing.

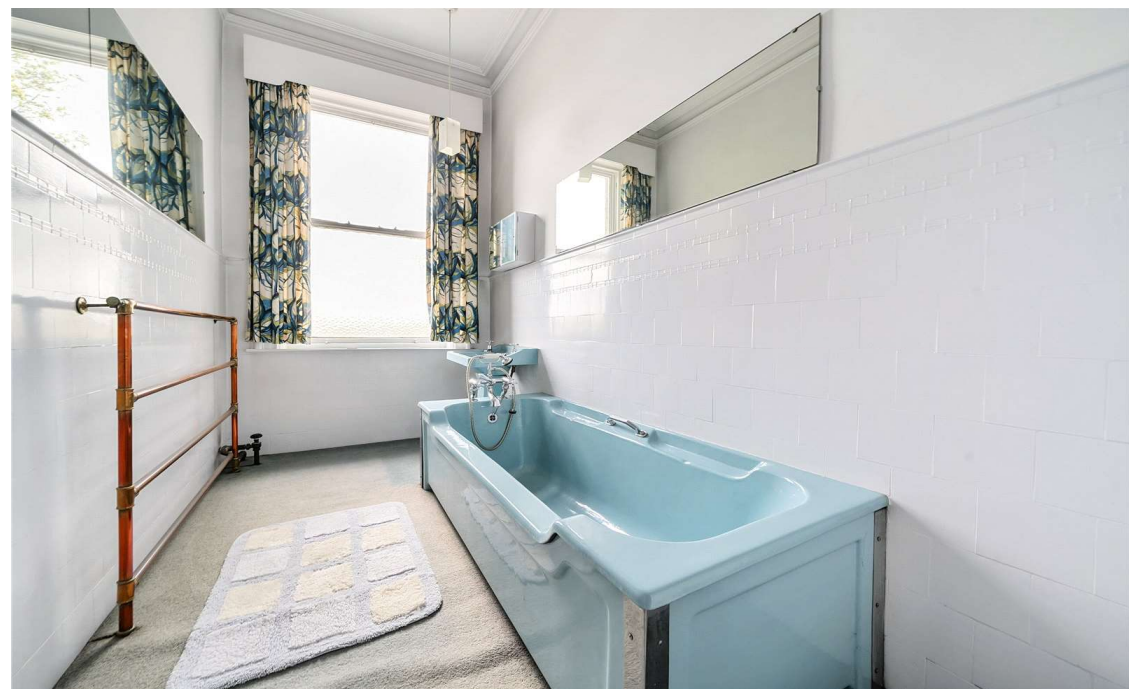
Sun Room 13'5" x 7'10" (4.1m x 2.4m)
Giving super views of front garden.

Lounge 19'11" x 16'11" + bay (6.07m x 5.16m + bay)
Ornate ceiling cornicing and cornicing. Fireplace and access to lift (not currently operable).

Dining Room 24'11" (7.6) x 16'1" (4.9) + fireplace
Walk-in fireplace. Ceiling cornicing and high skirting boards.







Kitchen 16'4" x 14'3" max (4.98m x 4.34m max)
'Gaggenau' wall and base units incorporating work tops, inset sink and island. Integral electric oven and grill. Access to back stairs.

Utility Room 10'10" x 8'10" (3.3m x 2.7m)
Off kitchen. Plumbing for auto washer.

Pantry 10'6" x 4'11" (3.2m x 1.5m)
Ceramic sink and units.

Rear Entrance Cupboard Housing boiler and hot water tank.

Cellar & Wine Cellar 16'9" x 15'1" (5.1m x 4.6m)
Extensive cellar areas with stone storage slab.

Bedroom One 20'4" x 17'1" max (6.2m x 5.2m max)
Double bedroom with access to lift.

En Suite 11'10" x 10'10" max (3.6m x 3.3m max)
Four piece suite including bath, shower, sink and WC.

Bedroom Two 16'11" x 15'5" (5.16m x 4.7m)
Double bedroom with useful storage cupboard.

Bedroom Three 16'5" x 15'11" max (5m x 4.85m max)
Double bedroom and dual aspect room.

Bedroom Four 16'5" x 11'2" (5m x 3.4m)
Double bedroom and dual aspect room.

Bedroom Five 15'1" x 10'6" max (4.6m x 3.2m max)
Double bedroom with storage cupboard.

Bedroom Six 11'6" x 9'10" max (3.5m x 3m max)

Bathroom Bath and hand wash basin. Separate WC.

Exterior Accessed via a sweeping graveled driveway with ample parking provision leading to a mature, well-kept wooded garden with mature trees and lawned areas. Vegetable garden with potting shed to Southern section of garden.

Selection of stone built, storage outbuildings to the rear along with a triple detached garage.

There is a gas central heating system but currently the boiler is not in working order. Hot water is provided via a separate boiler. Please note there are Tree Preservation Orders on some trees.

Freehold
Council Tax Band G
EPC - E

IMPORTANT NOTICE

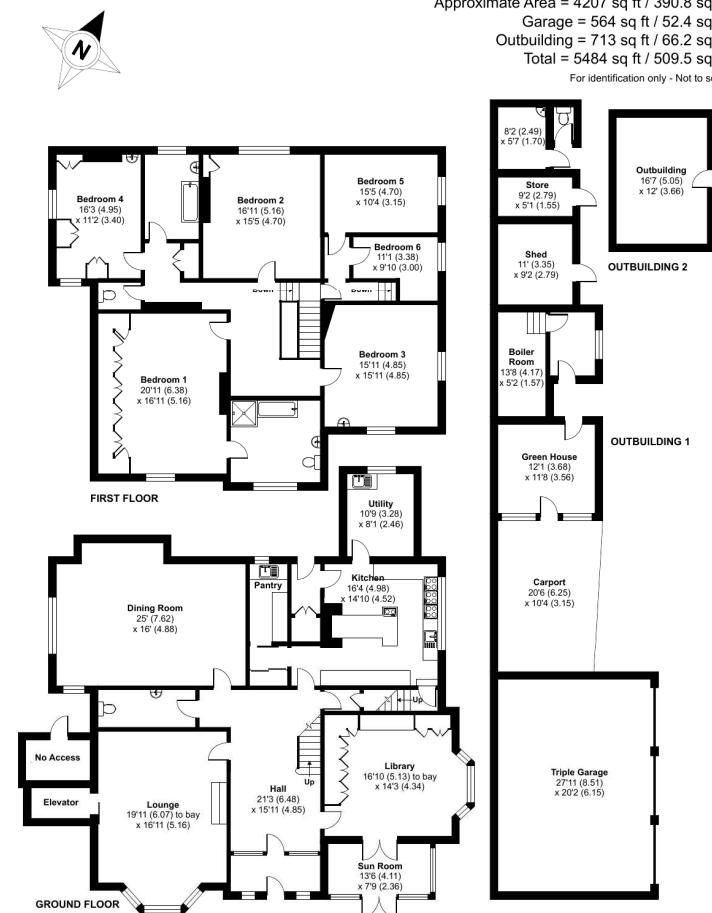
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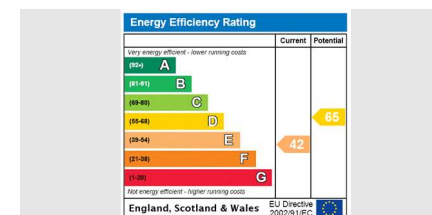
Snelsins Road, BD19

Approximate Area = 4207 sq ft / 390.8 sq m
 Garage = 564 sq ft / 52.4 sq m
 Outbuilding = 713 sq ft / 66.2 sq m
 Total = 5484 sq ft / 509.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Robert Watts Estate Agents. REF: 1117610



AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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