



122 Whitcliffe Road, Cleckheaton, BD19 3AH

We are pleased to bring to the market this UNIQUE, LODGE HOUSE detached residence which offers a wealth of character as well as a modern specification finish. FULLY REFURBISHED by the current owner in 2018, this character home offers accommodation over three floors and really needs to be viewed to be appreciated. Formerly one of two lodge houses built for the original Fair View House/Turnsteads manor house in circa. 1900, it comprises lounge with feature fireplace and modern breakfast kitchen on the ground floor with large double bedroom with open timber roof trusses, dressing room and wetroom on the first floor. On the lower ground floor is an occasional room and shower room along with ample driveway parking and car port and landscaped low maintenance garden with decking to the rear. Sold with NO CHAIN and benefits from GCH & uPVC DG. EPC - E.

Offers in the region of £255,000

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HALL Feature stone slab flooring.

LIVING ROOM 15'9" x 14'1" max (4.8m x 4.3m max)

Dual aspect room with exposed timber floorboards, feature timber fireplace and open fire. Ornate ceiling rose and cornicing, cast iron radiator and wall mounted TV point.

KITCHEN 13'5" x 9'10" max (4.1m x 3m max)

Range of modern wall and base units, worktop and sink with mixer tap and breakfast bar. Integrated electric oven, microwave and fridge/freezer. Stone slab flooring and rear door. Cupboard housing boiler. Rear door.

LANDING Useful storage cupboard.

BEDROOM 15'9" x 14'1" max (4.8m x 4.3m max)

Dual aspect room with exposed king post roof trusses and cast iron fire surround. Leading to:-

DRESSING ROOM 11'2" x 5'11" (3.4m x 1.8m)

With access to wet room.

WET ROOM Modern wet room with hand wash basin and WC. Tiled walls and floor and chrome, wall mounted towel heater.

LOWER GROUND FLOOR

ANTE ROOM 9'10" x 7'3" max (3m x 2.2m max)

Lower ground floor ante/storage room off occasional room and bathroom.

OCCASIONAL ROOM 12'2" x 10'2" (3.7m x 3.1m)

Occasional room with natural light.

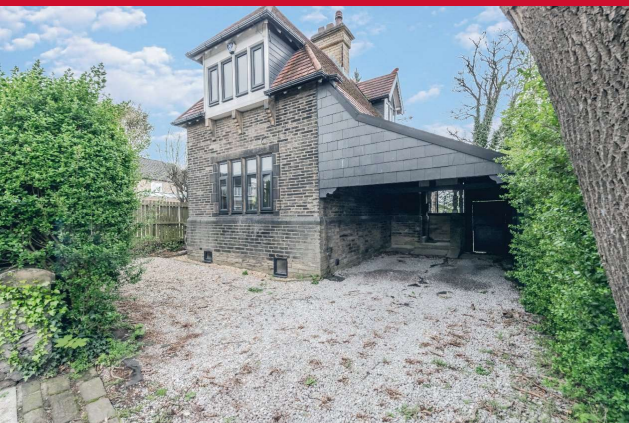
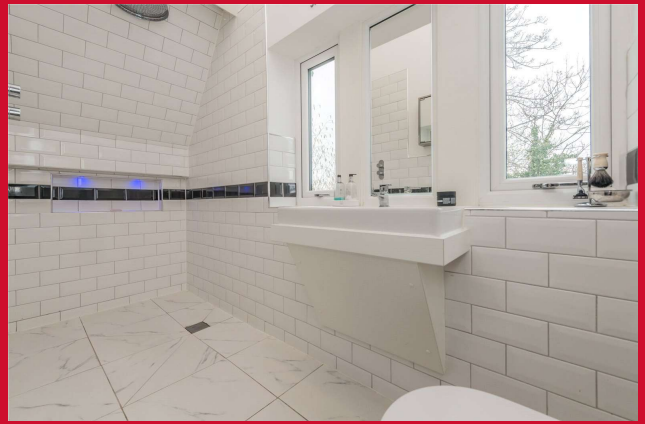
BATHROOM With three piece suite comprising bath with integral shower and glazed screen, vanity sink and WC. Wall mounted towel heater and tiled walls and floor.

PLEASE NOTE We are unsure whether the lower ground floor has building regulations to use as living accommodation or bedroom and we would recommend all interested parties make their own enquiries before proceeding.

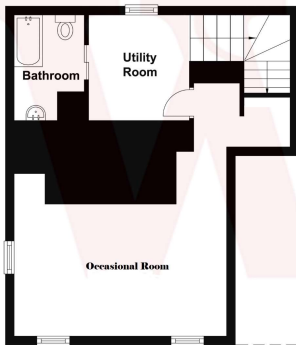
EXTERNAL Car port to side with driveway parking and gravelled area to front. landscaped rear garden with lawned area, raised decking and sunken fire pit.

Freehold
Council Tax Band B
EPC - E

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.



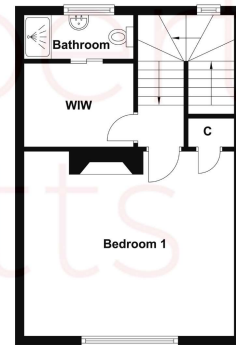
Lower Ground Floor



Ground Floor



First Floor



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		
(39-54) E	43	
(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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