



## 122 Whitcliffe Road, Cleckheaton, BD19 3AH

Reduced by a realistic seller, this characterful LODGE HOUSE detached residence offers a wealth of character as well as a modern specification finish. FULLY REFURBISHED by the current owner in 2018, this period home offers accommodation over three floors which offers potential to extend. Formerly one of two lodge houses built for the original Fair View House/Turnsteads manor house in circa. 1900, it comprises hall, lounge with feature fireplace and modern breakfast kitchen on the ground floor with large double bedroom with open timber roof trusses, dressing room and wet room 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. Please note there was also planning passed in 2015 to significantly extend the house to three bedrooms and two more reception rooms and this could be renewed.

**Asking Price £225,000**

# 122 Whitcliffe Road, Cleckheaton, BD19 3AH

**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:** Three piece suite comprising bath with integral shower and glazed screen, vanity sink and WC. Wall mounted towel heater and tiled walls and floor.

**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

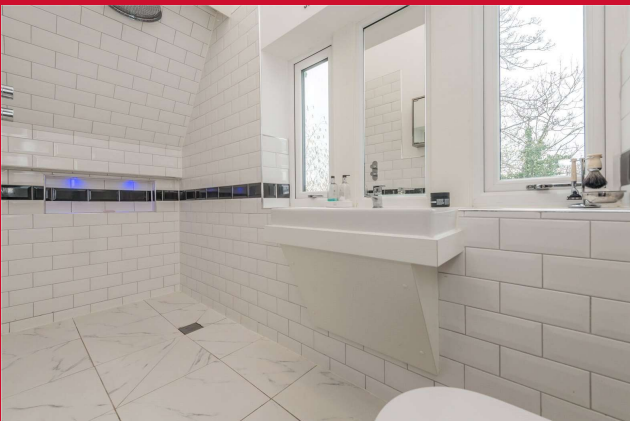
**FURTHER INFORMATION** The house had planning permission passed in 2015 to significantly extend the footprint to include another basement room, a dining room and study on the ground floor and two more bedrooms 2015/62/93635/E. This could be renewed by an interested party.

**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.

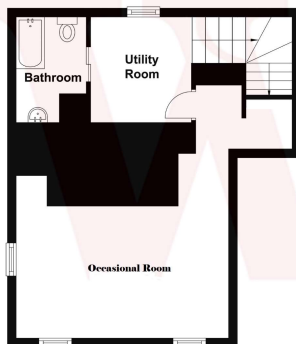
**NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





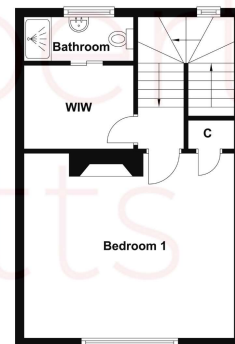
Lower Ground Floor



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	83
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



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