



303 Bradford Road, Cleckheaton, West Yorkshire, BD19 3UG

Substantial VICTORIAN, THREE BEDROOM FAMILY HOME which we understand was built in the 1880's and is finished to an immaculate standard throughout. Offering a SIZEABLE FOOTPRINT over THREE FLOORS with versatile lower ground floor accommodation with natural light and its own access which provides a useful office/games room/playroom and storage. In addition there is a large, detached double garage with 19ft garden room beneath opening onto the rear garden which offers massive potential and variety of uses including 'granny annex'. The main house has a fine mix of character and period features including a stunning ceiling corning mixed with a stylish modern finish and will suit buyers looking to take advantage of the nearby local schools and amenities. Comprises hall, dining kitchen, lounge, utility, lower ground floor rooms, cellar storage, three bedrooms and spacious bathroom. To the exterior is a gravelled double driveway and double garage giving access off Snelsins Lane and a delightful garden with raised decking and well stocked lawned garden. Benefits

Asking Price £375,000

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

303 Bradford Road, Cleckheaton, West Yorkshire, BD19 3UG

ENTRANCE HALL Featuring archway, ceiling cornice and rose and leaded door.

LOUNGE 17'9" x 15'1" max (5.4m x 4.6m max)

Featuring bay window, ceiling corning, rose and picture rail. Fireplace and multi fuel stove.

KITCHEN DINER 15'5" x 14'1" max (4.7m x 4.3m max)

Farmhouse style kitchen featuring wall and base units with timber work top, one and a half bowl sink and mixer. 'Stoves' range oven and grill plus extractor. Plumbing for auto washer. Wood burning stove within fireplace and polished stone slab floor.

UTILITY 9'10" x 4'11" max (3m x 1.5m max)

Wall and base units, wall mounted boiler and plumbing for auto washer. Polished stone floor and door to garden.

LOWER GROUND FLOOR ROOM 17'1" x 16'1" (5.2m x 4.9m)

Benefiting from natural light, good head height and its own access to the front and rear gardens. Feature stone fireplace and radiator. Offers a variety of uses including games room, playroom, gym or even bedroom, subject to building regulations.

CELLAR Useful storage cellar.

BEDROOM ONE 14'5" x 11'2" (4.4m x 3.4m)

Double bedroom with feature cast iron fireplace surround.

BEDROOM TWO 11'10" x 11'6" max (3.6m x 3.5m max)

Double bedroom with fitted wardrobes in alcove.

BEDROOM THREE 14'1" x 9'2" (4.3m x 2.8m)

Double bedroom.

WALK-IN STORAGE ROOM

BATHROOM 11'10" x 9'2" max (3.6m x 2.8m max)

Three piece suite featuring jet bath measuring 6'7 x 4'3 (2m x 1.3m), hand wash basin and wc. Useful storage cupboard.

LOFT Boarded loft with ladder.

EXTERIOR 19' x 15'5" (5.8m x 4.7m)

The property has a paved low maintenance garden to the front with steps leading to the front door and lower ground floor access running through to the rear garden.

Lovely landscaped well stocked garden to the rear with raised sun decking and a useful storage building with lower ground floor access.

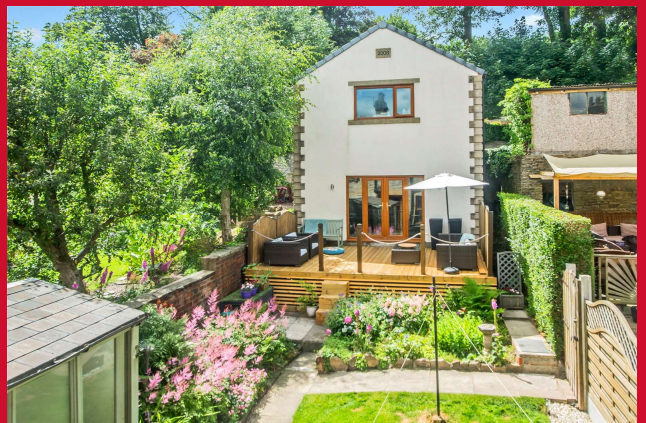
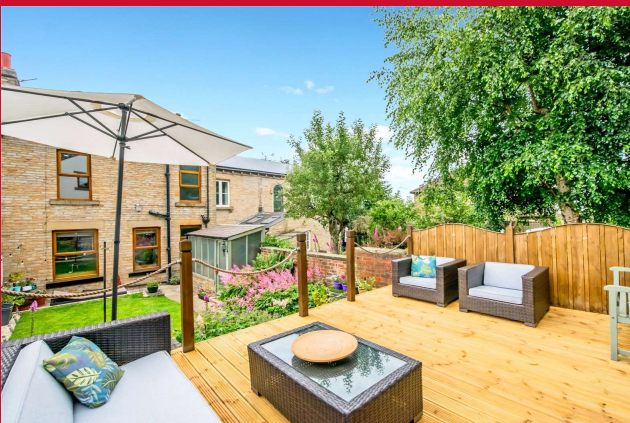
Detached garden room measuring 5.8m x 4.7m (19' x 15'5) which has double glazed doors and power and has great potential here to create a granny annex, subject to planning. Above the garden room is a double garage with ample driveway parking accessed off Snelsins Lane.

Tenure - Freehold

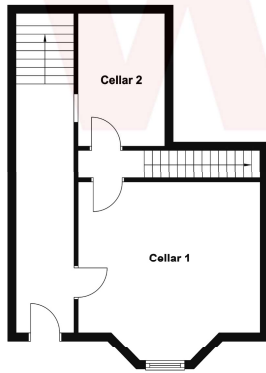
Council Tax Band - B

EPC -

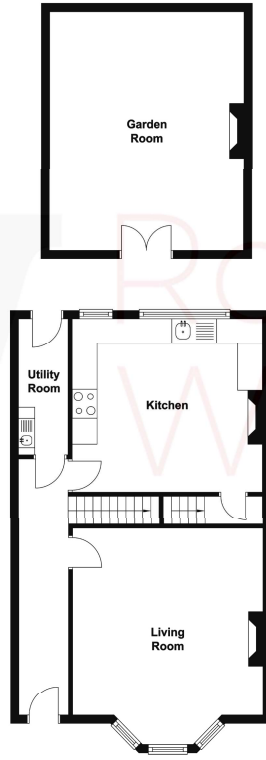
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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

