



Moorside House, 1 Moorside, Cleckheaton, BD19 6JH  
Offers in excess of: £550,000



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\*\*\* NO CHAIN \*\*\* Moorside House is an appealing Victorian home, which we understand dates back to the 1880s. It totals circa 1,940 square feet and sits on an enviable plot of approximately 0.38 acres, offering generous gardens with the potential for building a plot of 3,656 sq ft - subject to the necessary permission and is situated in this highly popular location giving easy access to the M62 and the surrounding local amenities and schools. Offering a versatile footprint with FIVE BEDROOMS and THREE RECEPTION ROOMS which includes a self-contained two bedroom 'granny annex' with its own access lounge/kitchen and bathroom making it a great opportunity for GROWING FAMILY BUYERS. Owned by the same family for a number of generations, it offers traditional character and a sizeable footprint and can be refurbished throughout to suit any modern tastes. Retaining many original features with a galleried landing and ornate ceiling cornicing's and fireplaces, it further comprises hall, breakfast kitchen, sun room, wc, family bathroom and two ensuite bathrooms. Impressive gateway entrance leading to an ample gravelled driveway to the front with three garages and wooded area which offers potential as a detached plot as well as mature landscaped, rear gardens.



**Side Hall** Timber staircase and period wall panelling, plate rail and ceiling cornicing with 'Anaglypta' type wall coverings.

**Living Room 16'1" x 17'9" max (4.9m x 5.4m max)**  
Dual aspect room with ornate ceiling rose, cornicing, feature fireplace and high skirting boards

**Dining Room 16'1" x 13'9" max (4.9m x 4.2m max)**  
With ornate ceiling rose, cornicing, feature marble fireplace and high skirting boards. Doorway to front entrance hall.

**Kitchen 9'10" x 8'10" max (3m x 2.7m max)**

Range of wall and base units, inset ceramic sink and mixer tap, worktops and breakfast bar, integral oven and four-ring electric oven and extractor.

**Sun Room 10'10" x 9'10" (3.3m x 3m)**

Versatile room with plumbing for washer and dryer and door to rear.

**WC** WC and sink.

**Landing** Feature split level landing with arched window.

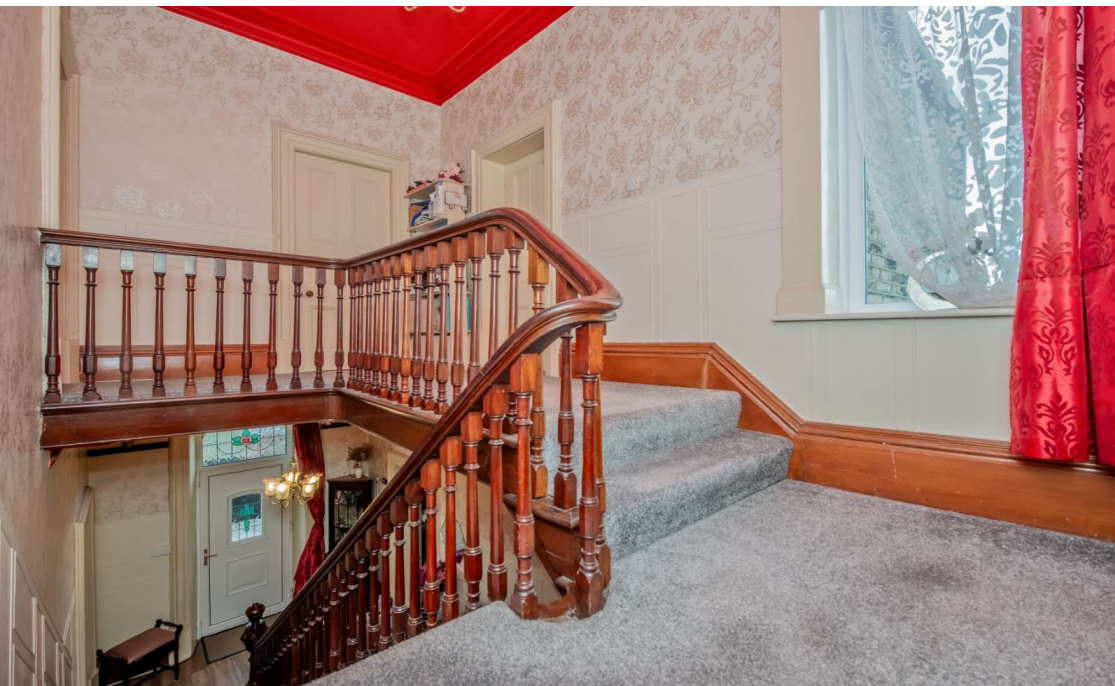
**Bedroom One 16'1" x 14'1" max (4.9m x 4.3m max)**  
Double room with walk in wardrobe.













**Bedroom Two 14'1" x 16'1" max (4.3m x 4.9m max)**  
Dual aspect double bedroom with fitted wardrobes.

**Ensuite** Three-piece ensuite with bath, shower and glazed shower screen over, WC and sink. Storage cupboard.

**Bedroom Three 9'2" x 6'3" max (2.8m x 1.9m max)**

**Bathroom** Four piece suite with bath, WC, bidet and sink. Cupboard housing boiler

**Granny Annex** Front entrance door with staircase to first floor.

This flexible space can be used as a self contained annex or be utilised as part of the main house.

**Living / Kitchen 15'1" x 15'5" max (4.6m x 4.7m max)**  
Open plan room with wall and base units, electric oven and hob, plumbing for a washing machine, integral fridge/freezer.

**Bedroom One 12'2" x 8'6" max (3.7m x 2.6m max)**

**Bedroom Two 10'10" x 9'10" max (3.3m x 3m max)**

**Ensuite** Three piece en suite with WC, sink

**External** The house sits on a sizeable 0.38 acre plot set back from Moorside. Gravelled sweeping driveway to the front providing ample off street parking. Three garages and wooded area well to the side which has potential to be redeveloped for a house plot. An architect has calculated this area extends to circa. 339.8m<sup>2</sup> (3656 sq ft).

Good sized pleasant mature landscaped rear gardens with lawned area as well as a further side garden area. Please note the neighbour house has a right of access over the front driveway.

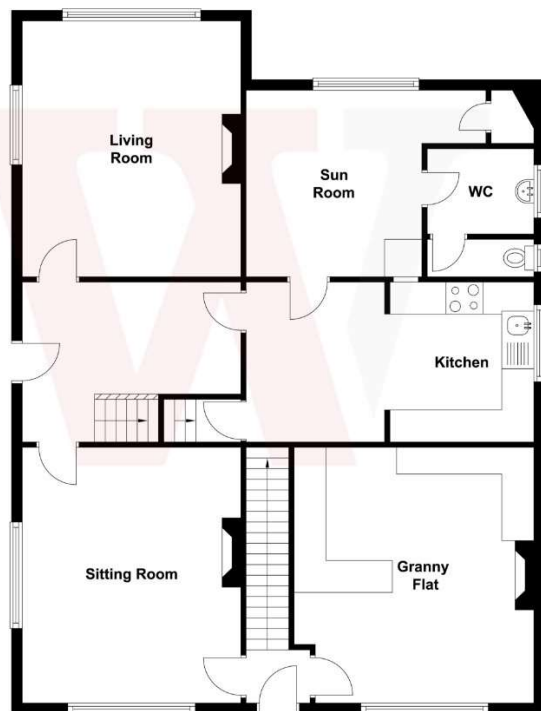
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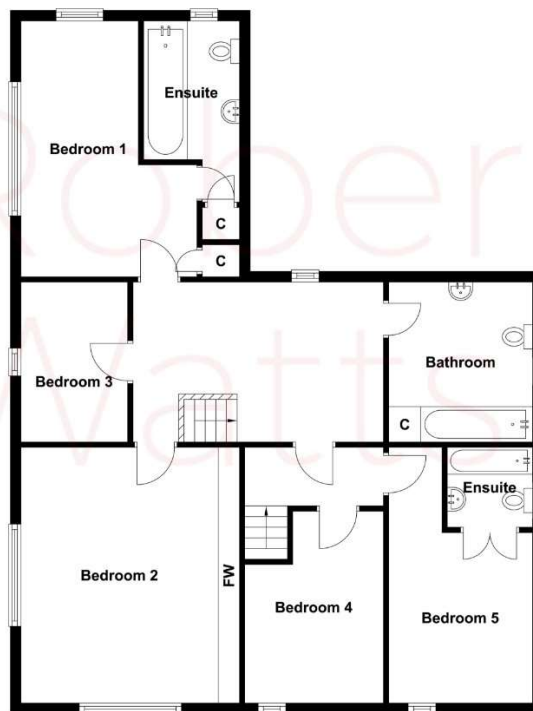
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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



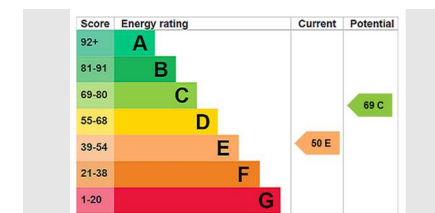
First Floor



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.



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