



The Lodge, Snelsins Road, Cleckheaton, BD19 3UE

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £235,000

Known as 'Fieldhead Lodge' this characterful, detached residence offers a wealth of features and was formerly the lodge house to the large Victorian 'Fieldhead' mansion to the rear. Offering tremendous scope and a versatile footprint, it includes a two bedroom detached house with adjacent, substantial stone built detached former coach house and stable block situated beneath impressive clay tiles roofs with a courtyard garden.

Requiring cosmetic updating but priced to reflect, the property also has planning permission to link the two buildings and create a stunning four bedroom family home - please see Kirklees Planning website 2023/62/93506/E. Comprises hall, lounge, kitchen, two bedrooms and bathroom with double garage, former tack room and attached two storey workshop/storage which is ideal for home office/hobby room or even 'granny annex'. Sold with NO CHAIN and benefiting from GCH & part uPVC DG.

Guide Price £235,000

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_

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ENTRANCE VESTIBULE

LOUNGE 15'1" x 14'1" max (4.6m x 4.3m max)

Alcove cupboard, feature ceiling cornice and rose

KITCHEN DINER 14'1" x 9'2" max (4.3m x 2.8m max)

Range of modest wall and base units incorporating contrasting work top and sink. Gas cooker point and plumbing for auto washer. Walk-in pantry and wall mounted boiler. Rera door.

BEDROOM ONE 14'9" x 14'1" max (4.5m x 4.3m max)

Cast iron fireplace surround. Vanity sink and walk-in wardrobe.

BEDROOM TWO 11'2" x 8'10" max (3.4m x 2.7m max)

Cast iron fireplace and storage cupboard.

BATHROOM

Three piece suite comprising bath, hand wash basin and WC.

EXTERIOR

The property benefits from a courtyard to the rear with outhouse storage buildings.

COACHHOUSE 20' x 18'4" (6.1m x 5.6m)

Adjacent to the house is a detached block which was formerly the coach house, stable block and tack room with power and water.

The coach house is now a double garage with two roller shutter doors with a full height ceiling.

TACK ROOM 17'5" x 9'10" max (5.3m x 3m max)

Former tack room with access to the courtyard and storage cupboards. Gives access to the coach house and stables.

STABLES 20'4" (6.2) x 18'1" (5.5) each floor

Versatile open space which could be used for a multitude of purposes including home office use, workshop or storage.

Timber staircase leading to the first floor with similar open space and former loading access door.

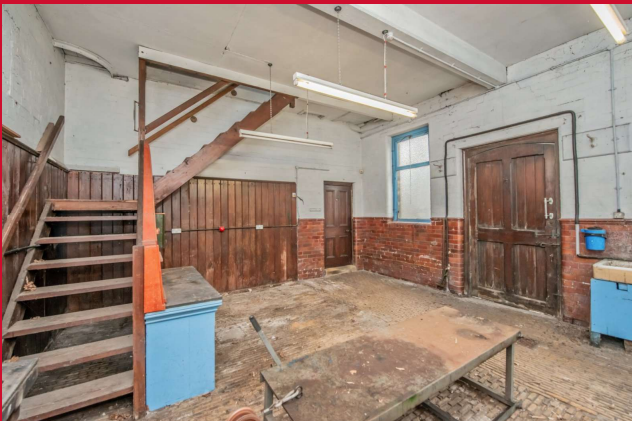
The house and coach house/stable block has planning permission to link the two via a feature glazed bridge and convert into a four bedroom detached property. interested parties should visit Kirklees Planning website - 2023/62/93506/E.

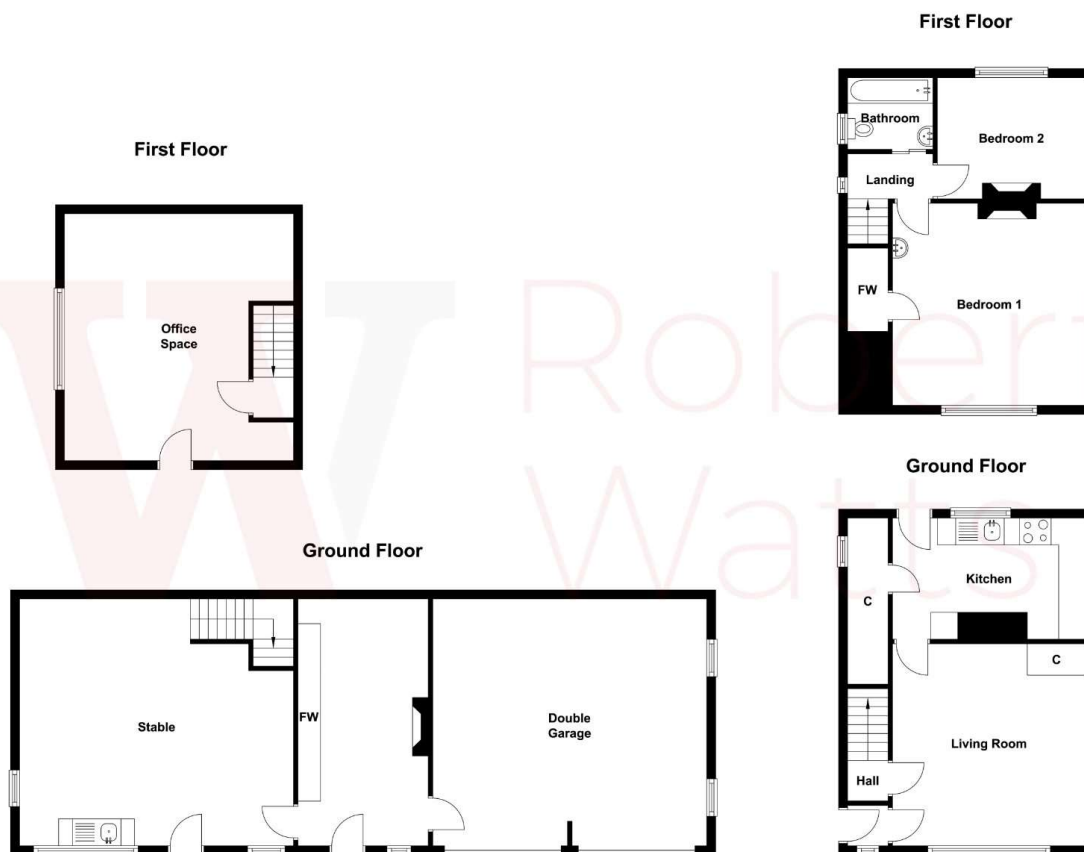
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The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

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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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		