



2 Kirklands, Cleckheaton, West Yorkshire, BD19 3RW
Offers in the region of: £425,000

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STUNNING Victorian, three bedroom FAMILY HOME situated in this 'tucked away' corner behind St John's Church and overlooking the local tennis club. This hidden gem of a house offers a high specification finish together with numerous period features and sits on this small, select row of three houses. Offering an enviable footprint of 1,765sqft arranged over four floors including a useful cellar area with natural light and spacious attic ensuite bedroom, it also comprises impressive entrance hallway, lounge, dining kitchen, spacious landing area, two first floor bedrooms, bathroom and study/bedroom four. Lovely patio garden with delightful open aspect views to the front and a driveway parking space to the rear. On the doorstep are pleasant woodland walks to Mann Dam and the fields beyond, the local amenities and schools as well as offering easy access to the M62 Motorway and the surrounding towns and cities of Leeds, Bradford & Huddersfield making it ideal for commuters. Benefits from GCH & uPVC DG.



Entrance Hall Impressive entrance hallway with timber flooring and feature archway, ceiling cornicing and ceiling rose. Doors leading to front and rear garden. Access to cellar.

Dining kitchen 15'1" x 15'1" max (4.6m x 4.6m max)
Farmhouse style modern range of wall and base units with granite worktops and contemporary curved units. Inset 1.5 bowl ceramic sink with mixer tap with integral dishwasher and auto washer. Rangemaster oven and grill set within chimney breast. Original timber alcove cupboard with timber hanging creel above. Tiled flooring.

Living Room 15'1" x 15'1" (4.6m x 4.6m)

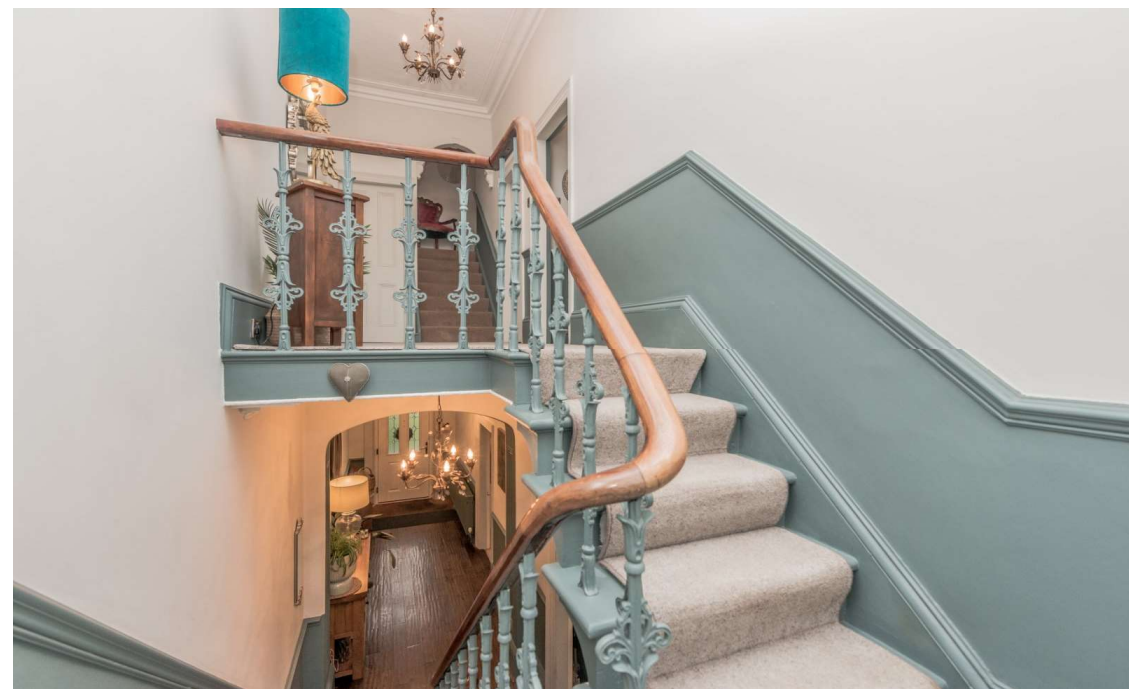
Super room for entertaining with views overlooking the tennis club. Feature ceiling cornicing and ceiling rose and picture rail. Marble fireplace surround with solid fuel fire. Original timber window shutters.

Cellar Area 15'1" x 10'2" (4.6m x 3.1m)

Useful cellar room with damp proof membrane and exposed stone walls. Offering a good head height, natural light and radiator it is currently used as a 'man cave'/occasional sitting room.

Landing Feature full height arched window with split level spacious landing area. Period cast iron return balustrade and timber handrail.







Bedroom One 15' x 0'1" x 9'10" (4.57m x 0.03m x 3m)
Feature fireplace with cast iron surround. Walk in wardrobe.

Bedroom Two 13'5" (4.1) x 9'6" (2.9) plus alcove
Having fireplace.

Study/Bedroom Four 9'10" x 5'11" max (3m x 1.8m max)
Currently used as a study but could be used as a single bedroom.

Second Floor Landing Having access to eaves storage.

Bathroom Modern four piece suite with glazed shower cubicle, bath, WC and sink with tiled walls and flooring.

Bedroom Three 9'10" (3) c 11'6" (3.5) plus 9'6" (2.9) x 8'6" (2.6) max
Split level bedroom with exposed brickwork to chimney breast and exposed timber beams. Useful storage cupboards.

En Suite Shower Room Modern three piece bathroom with glazed shower cubicle, WC and sink.

Exterior The property enjoys a super position accessed via a private driveway shared with two other houses. To the rear is a parking space on the driveway with additional visitor space. To the front is a paved sun patio which overlooks the local tennis club.

Please 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

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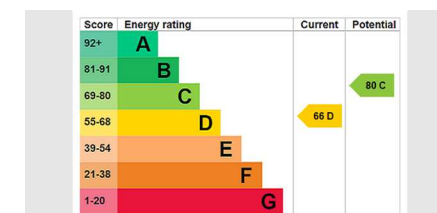




AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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