



Hamilton House, 4 Grange Road, Cleckheaton, West Yorkshire, BD19 3DY

We are delighted to offer for sale 'Hamilton House', a superbly presented, **DECEPTIVELY SPACIOUS**, four/five bedroom Victorian terraced home offering an enviable 2,604 SQFT (242 SQM) of floor space not available in most new build houses. Handily situated to take advantage of the local amenities and schools and offering lovely views over Cleckheaton Library, it makes a **GREAT, MULTI-GENERATION FAMILY HOME** offering accommodation over four floors, including the cellar. We understand the house was built in the 1890's and it still retains a number of impressive period features mixed with quality contemporary fixtures and fittings. Comprising feature entrance hall, two sizeable reception rooms, modern kitchen and attached snug, wc with two staircases, one formerly used by the serving staff. To the first floor are four bedrooms and modern bathroom and W.C with a spiral staircase leading to a large attic bedroom and shower room. Driveway parking and patio garden to the rear with pleasant front garden and benefitting from GCH & uPVC DG. Sold with **NO CHAIN**.

Asking Price £365,000

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 PORCH Ornate period tiled flooring and leaded window.

ENTRANCE HALL Spacious open hallway with timber staircase and balustrade with feature ceiling cornicing.

LIVING ROOM 16'1" x 16'1" max (4.9m x 4.9m max)

Stunning sitting room with period ceiling cornicing and picture rail and bay window seat. Inset log effect contemporary style electric fire with glazed frontage.

DINING ROOM 16'1" x 12'6" max (4.9m x 3.8m max)

Currently used as an office with tiled fireplace and feature cornicing and picture rail.

DOWNSTAIRS WC

REAR ENTRANCE HALL Useful storage cupboard and access to cellar and rear.

KITCHEN 15'1" x 13'9" max (4.6m x 4.2m max)

Modern wall and base units with granite worktops and feature island unit with range oven and grill and extractor. Breakfast bar and inset 1.5 bowl sink and mixer tap with integral fridge freezer and dishwasher. Polished stone flagged floor and access to second 'servants' staircase.

SNUG 16'9" x 7'10" max (5.1m x 2.4m max)

Super room open to kitchen and used as dining area/snug.

FIRST FLOOR LANDING Spacious landing with spiral staircase to attic rooms.

MASTER BEDROOM 16'5" x 13'9" + robes (5m x 4.2m + robes)

Large double bedroom with fitted wardrobes and dressing table with feature fireplace and tiled hearth.

BEDROOM TWO 16'1" x 16'1" (4.9m x 4.9m)

Double bedroom with ornate cast iron and tiled fireplace.

BEDROOM THREE 11'10" x 7'7" (3.6m x 2.3m)

Double bedroom.

BEDROOM FOUR 13'9" x 6'11" (4.2m x 2.1m)

Formerly the servant's bedroom now currently used as a utility room.

BATHROOM Three piece modern suite including glazed shower cubicle, bath and vanity sink with quality tiled walls and chrome wall mounted towel heater. Separate WC.

SECOND FLOOR LANDING

ATTIC BEDROOM 16'5" x 15'9" (5m x 4.8m)

Double bedroom ideal as 'teenagers annex' with roof lights

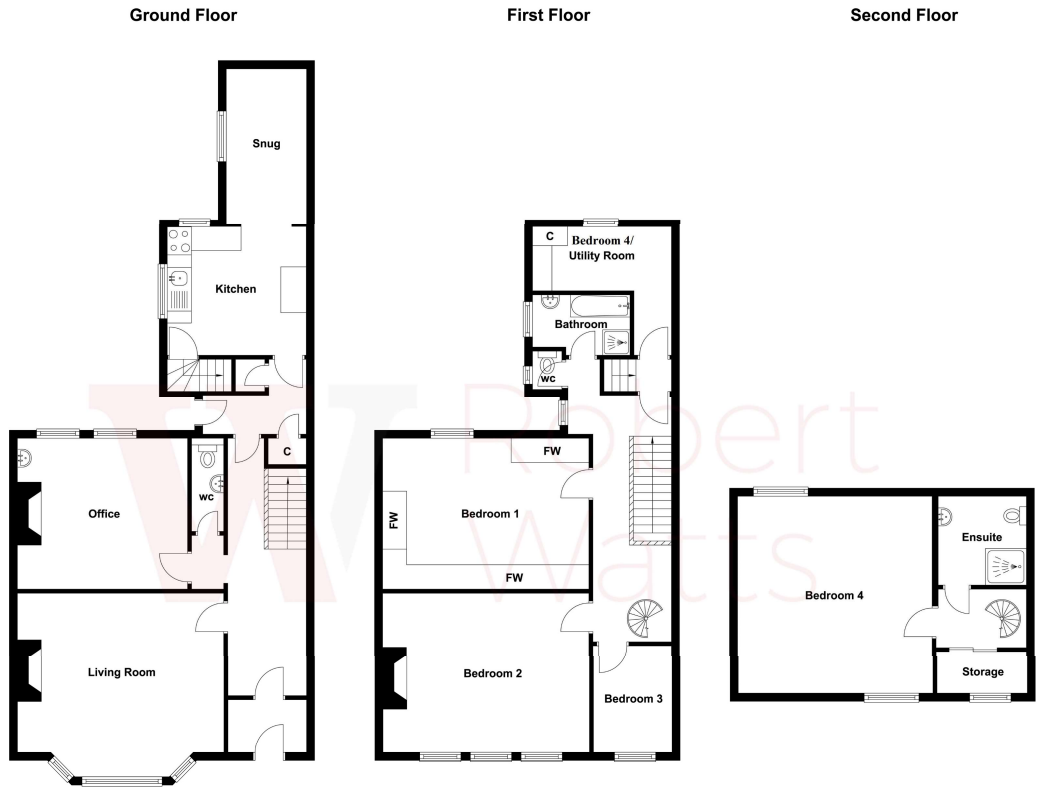
ENSUITE BATHROOM

EXTERNAL Overlooking the landscaped library grounds to the front with low maintenance garden area.

Blocked paved driveway parking accessed off Bramhope Road to the rear with EC charger and security gates. Paved patio garden area.

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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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