

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

Stunning, FOUR BEDROOM, DOUBLE BAY FRONTED, VICTORIAN HOME situated on a good sized plot with delightful landscaped gardens. We understand this impressive 'hairline detached' house was built in the 1880's and provides a versatile 1,600 sqft footprint blending characterful period features with stylish contemporary fixtures and fittings, perfect for FAMILY BUYERS looking to take advantage of the nearby local schools and amenities. Boasting well-proportioned rooms throughout including two reception rooms and breakfast kitchen it also benefits from a feature entrance hallway and shower room on the ground floor, useful cellars with natural light and good head height offering potential to convert to further living space, with four bedrooms and modern bathroom on the first floor. It is the enviable 0.22 acre plot which really sets this house apart with ample driveway parking with access off Snelsins Lane leading to a substantial, detached double garage. Landscaped South West Facing rear garden with lovely lawned and patio areas as well as allotment/vegetable plots. Benefits from GCH, SUDG and FiT solar panels.

Asking Price £435,000

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ENTRANCE HALL 14'1" x 7'10" (4.3m x 2.4m)

Spacious entrance hall with timber staircase and 'Lincrusta' type wall coverings.

SHOWER ROOM Having glazed shower cubicle, hand wash basin and wc.

LOUNGE 21' x 15'1" max (6.4m x 4.6m max)

Triple aspect room with bay window giving excellent natural light. Fireplace and living flame gas fire. French doors leading onto garden. Feature period ceiling cornicing and picture rail.

DINING ROOM 21' x 14'9" max (6.4m x 4.5m max)

Having feature marble fireplace and wood burning stove. Bay window, period high skirtings, ceiling cornicing and picture rail.

BREAKFAST KITCHEN 12'2" x 12'2" max (3.7m x 3.7m max)

Range of wall and base units incorporating granite work tops and breakfast bar with inset one and a half bowl sink and mixer tap. Double electric oven, five ring gas hob plus extractor. Integral fridge freezer and auto washer. Tiling to walls and floor. Side door.

CELLAR 18'1" x 9'2" max (5.5m x 2.8m max)

Benefiting from natural light with good ceiling height offering potential to convert to further living space, subject to building regulations. Wall mounted boiler and stone slab.

FIRST FLOOR LANDING Split level landing with feature archway leaded window.

BEDROOM ONE 15'1" x 9'10" max (4.6m x 3m max)

Double bedroom.

BEDROOM TWO 14'9" (4.5) x 13'1" (4.0) plus alcove

Double bedroom with feature ceiling cornice and picture rail.

BEDROOM THREE 15'1" x 7'7" (4.6m x 2.3m)

Double bedroom.

BEDROOM FOUR 12'10" x 6'3" max (3.9m x 1.9m max)

Airing cupboard locating the water cylinder.

BATHROOM Modern three piece suite comprising P-shaped bath with integral shower and glazed screen, vanity sink and wc. Tiling to walls.

EXTERIOR The property benefits from a good sized, 0.22 acre plot in an elevated position above Bradford Road with a low maintenance garden to the front with mature trees and shrubs.

To the rear is a sizeable, South West facing landscaped lawned garden accessed off Snelsins Lane with vegetable/allotment plots with flowerbeds, mature trees and shrubs and lovely patio areas. Ample driveway parking leading to a detached, brick built double garage measuring 19; x 18'8 (5.8m x 5.7m) with electric roller door and charging point for electric vehicle.

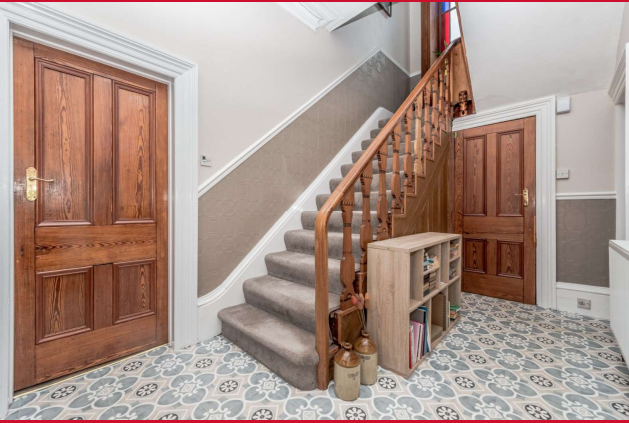
The garage offers great potential to create more living space such as a 'granny annex' or home office and the garden could also split to create a residential plot, subject to planning.

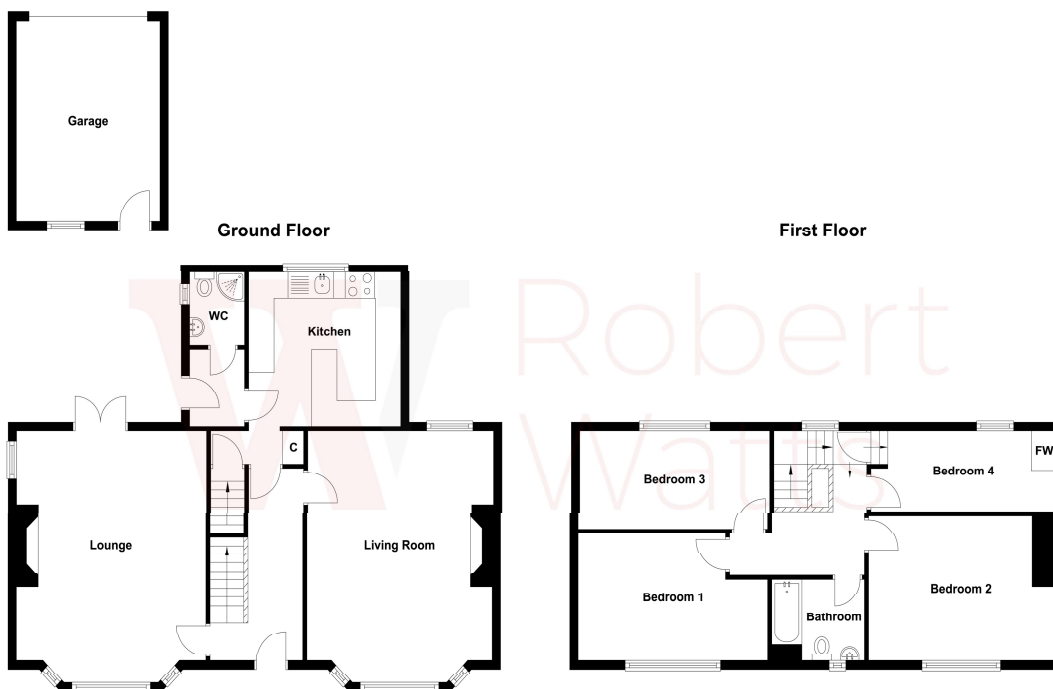
Roof solar panels benefit from the feed in tariff (FiT) scheme.

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.

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 | | 75 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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