



245 Whitechapel Road, Scholes, Cleckheaton, West Yorkshire, BD19 6HN
Offers in excess of: £900,000

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West Yorkshire, BD19 6HN**

Occupying an impressive 0.38-acre plot in a highly accessible yet semi-rural setting, this SUBSTANTIAL FIVE BEDROOM, two bathroom detached residence with 'leisure wing' offers an outstanding combination of space, versatility and lifestyle appeal. This is a unique opportunity to acquire a home perfectly suited to multi-generational living or families looking for room to grow.

Extending to a sizeable footprint with flexible living spaces designed to adapt to modern family life the well-proportioned reception rooms, expansive double bedroom accommodation ensures ample space for both everyday living and entertaining.

A standout feature is the impressive 24ft games room, providing the perfect space for recreation, home working or additional family living. Complementing this is the attached swimming pool and gym complex, which although now not in current use, offers a private leisure suite rarely found in houses in this area. Subject to the necessary consents, this substantial area presents exciting potential for conversion into a self-contained granny annexe, independent living accommodation or guest suite.



Entrance Porch Impressive full height glazed atrium with tiled flooring. Walk in boot room.

Entrance Hall/Lobby 18'8" x 10'10" max (5.7m x 3.3m max)

Versatile space with open staircase with walnut flooring.

Living Room 24'3" x 15'5" max (7.4m x 4.7m max)

Inset living flame glazed fireplace with double doors to hall & kitchen. Windows providing excellent natural light overlooking rear garden.

Dining Room 19' x 12'10" max (5.8m x 3.9m max)

Feature inset living flame glazed gas fireplace which is also open to the hall. Double doors to lounge.

Kitchen Diner 32'2" x 13'1" max (9.8m x 4m max)

Range of modern wall & base units, quartz worktops, feature breakfast bar island unit, inset sink with mixer tap, double electric oven & hob with extractor fan, integral dishwasher.

Office Study 12'2" x 11'6" max (3.7m x 3.5m max)







Utility Room 9'6" x 6'11" max (2.9m x 2.1m max)

Wall & base units, plumbing for automatic washing machine.

Downstairs WC: WC & sink and porthole window.

Bar & Games Room 24'3" x 17'9" max (7.4m x 5.4m max)

A super place to relax and entertain for all the family. Stone fireplace with living flame gas fire and purpose built bar. Full height ceiling with Velux roof lights and access to swimming pool.

Swimming Pool & Jacuzzi 41'4" x 23'7" max (12.6m x 7.2m max)

Swimming pool with Jacuzzi and plant room, sauna with dressing room, shower and WC. This is no longer in use but this whole leisure wing has its own heating system and has huge potential to convert to purpose built 'granny annexe' or guest wing, subject to planning.

Former Gym 11'10" x 9'10" max (3.6m x 3m max)

Conservatory 29'2" x 11'6" max (8.9m x 3.5m max)

First Floor Landing Split level, galleried landing with feature pendant drop light. Walk in storage.

Master Bedroom 16'1" (4.9) x 14'5" (4.4) plus robes
Double bedroom with fitted wardrobes.

Dressing Room/Bedroom 5 11'10" x 7'7" max (3.6m x 2.3m max)
Fitted wardrobes and shelves with access to master suite.

Ensuite Bathroom 12'10" x 7'10" max (3.9m x 2.4m max)
Four piece modern suite comprising oval bath, glazed shower cubicle, vanity sink, WC, underfloor heating and marble tiles.

Bedroom 2 14'5" x 12'10" max (4.4m x 3.9m max)
Double bedroom.

Bedroom 3 12'6" x 9'10" plus robes (3.8m x 3m plus robes)
Double bedroom with fitted wardrobes.

Bedroom 4 12'10" x 9'10" max (3.9m x 3m max)

Double bedroom.

Family Bathroom Four piece suite comprising shower cubicle, bath, vanity sink, WC, chrome heated towel rail, tiled walls and granite flooring.

Double Garage 22'8" x 22' max (6.9m x 6.7m max)
Double integral garage with power and two electric doors.

Exterior Occupying an enviable 0.38-acre plot with a delightful semi rural, open aspect, private patio and landscaped garden to rear with mature trees and shrubs. Set back from the main road with ample block paved driveway for parking numerous vehicles, lawned garden and electric gate to front. EV charging point.

Other Information 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.





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.

Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk

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