



Whitcliffe Road, CLECKHEATONBD19 3BY

welcome to

Whitcliffe Road, CLECKHEATON

Guide Price £300,000 - £325,000 LOOKING FOR CHARACTER? NEED A SPACIOUS HOME ON THE INSIDE? WANT ' THAT FEELING ' WHEN YOU WALK IN THE DOOR? THEN VIEW THIS BEAUTY TODAY AS GOT IT IN BAGS FULL!!



Guide Price £300,000 - £325,000 Situated within walking distance of the vibrant town centre of Cleckheaton-offering an excellent selection of shops, cafés, restaurants, public houses, well-regarded schooling and just a short drive from Junction 26 of the M62 motorway, this impressive Victorian double-fronted semi-detached home provides spacious and versatile family accommodation. Full of character, the property retains many original period features while benefiting from a substantial detached garage/workshop (approximately 21ft x 14ft) positioned to the rear. The welcoming reception hall creates an immediate sense of space and leads to a superb formal 18ft lounge, complete with a striking open fireplace, solid wood flooring and bay window. A second generously sized 15ft reception room offers flexible living options, ideal as a dining room, additional sitting room, or family room, and features a charming inset wood-burning stove. To the rear, the well-appointed breakfast kitchen is fitted with a range of modern units. A useful side utility/porch area leads directly to the rear yard and detached garage/workshop, making it perfect for practical day-to-day use, storage, hobbies or to park your generously sized vehicle in. The property also benefits from a dry cellar, offering additional storage space. The first floor continues to impress, with four well-proportioned double bedrooms, including a particularly spacious 16ft principal bedroom. The 'retro feel' family bathroom is comple

Entrance Hallway

Lounge

18' 9" (Into Bay) x 13' 8" (5.71m (Into Bay) x 4.17m)

Reception 2

15' 11" x 13' 10" (4.85m x 4.22m)

Kitchen

13' x 11' 11" (3.96m x 3.63m)

Utility Room

Cellar Space

Landing

Bedroom 1

16' 1" x 11' 2" (4.90m x 3.40m)

Bedroom 2

14' 6" MAX x 11' 1" MAX (4.42m MAX x 3.38m MAX)

Bedroom 3

12' MAX x 8' 6" MAX (3.66m MAX x 2.59m MAX)

Bedroom 4

10' 6" x 7' 6" (3.20m x 2.29m)

Family Bathroom

9' 6" x 8' 4" (2.90m x 2.54m)

External

Disclaimer



view this property online williamhbrown.co.uk/Property/DWS118031



welcome to Whitcliffe Road

- Guide Price £300,000 - £325,000
- Four Double Bedroom Semi-Detached Victorian Property
- Two Reception Rooms, 13ft Kitchen, Utility Room
- Family Bathroom, Separate WC, Cellar Space
- Southerly Facing Front Garden, 21ft Detached Garage / Workshop

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price
£300 000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS118031](https://www.williamhbrown.co.uk/Property/DWS118031)



Property Ref:
DWS118031 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)