



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Fieldhead Grange, Snelsins Road
Cleckheaton



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Offers In Region of £600,000

SITUATED ON AN EXCLUSIVE PRIVATE DRIVEWAY WITH ELECTRIC GATED ENTRY, THIS SPACIOUS DETACHED FAMILY HOME OCCUPIES A PRIVATE LEVEL PLOT WITH LARGE LAWNED AREA AND MATURE BORDERS, OFFERING CONVENIENT ACCESS TO NEARBY MAJOR CITIES VIA THE EASILY REACHABLE M62 MOTORWAY NETWORK. SPREAD ACROSS THREE FLOORS, THE RESIDENCE PROVIDES AMPLE LIVING SPACE, PRESENTING WELL-APPOINTED BEDROOMS IDEAL FOR MODERN FAMILY LIVING. THE PROPERTY, MAINTAINED TO A HIGH STANDARD, IS MOVE-IN READY AND FEATURES SOLAR PANELS FOR EFFICIENT HOT WATER SUPPLY, ALONG WITH COMPREHENSIVE CATV CABLING, PERFECT FOR HOME-BASED WORK.

DESCRIPTION

Situated on an exclusive private driveway with electric gated entry, this spacious detached family home occupies a private level plot with large lawned area and mature borders, offering convenient access to nearby major cities via the easily reachable M62 motorway network. Spread across three floors, the residence provides ample living space, presenting well-appointed bedrooms ideal for modern family living. The property, maintained to a high standard, is move-in ready and features solar panels for efficient hot water supply.

The ground floor showcases a welcoming living area with a bay window, creating an additional seating zone. A wall-mounted living flame gas fire place adds a focal point, and double glazed Oak



doors lead to the dining kitchen. The kitchen, with high gloss wall and base units, integrates NEFF appliances and opens via bi-folding doors into the garden creating a large open space to the outside. A utility room provides practicality, while a separate dining room offers additional space, either as a formal room, playroom or further living/sitting area.

Ascending to the first floor, four bedrooms await, including a spacious super king-size room with an ensuite bathroom and built in wardrobes. Three additional double rooms, with storage on the landing, and a family bathroom completes the accommodation. The second floor features another double room with built in wardrobes and a shower room.

Externally, shared electric gates lead to a gravelled driveway with off-street parking and a partially converted double garage, now a games room. The main property is accessed through gated entry, surrounded by gardens enjoying the sun throughout the day. The garden also includes a large lawned area with mature borders, and patio areas directly accessible from the kitchen featuring a large hot tub included in the sale. This residence harmonizes practicality, efficiency, and contemporary living, creating an ideal family haven.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: F

EPC:B

WHAT3WORDS: ///lost.secure.each

UTILITIES

Gas: Mains

Electric: Mains

Water and Drainage: Mains

Heating: Gas Central Heating

Broadband: Copper cable

Mobile Coverage: Check with own supplier

AGENT NOTES

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

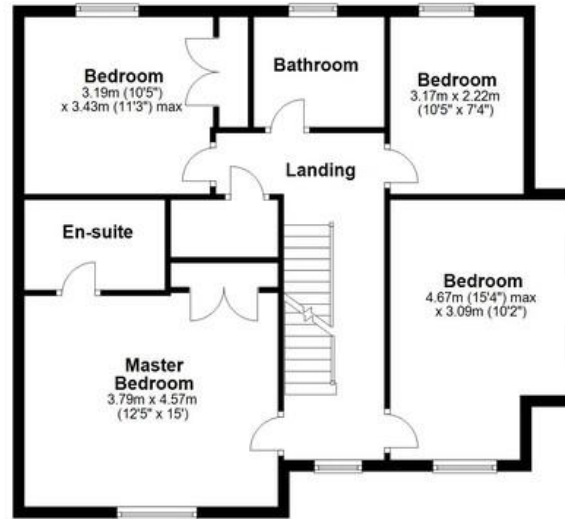
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



First Floor

Approx. 74.4 sq. metres (801.2 sq. feet)



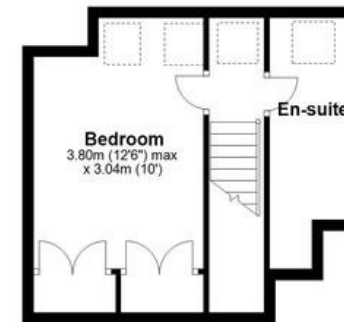
Ground Floor

Approx. 114.6 sq. metres (1233.3 sq. feet)



Second Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 222.9 sq. metres (2399.7 sq. feet)



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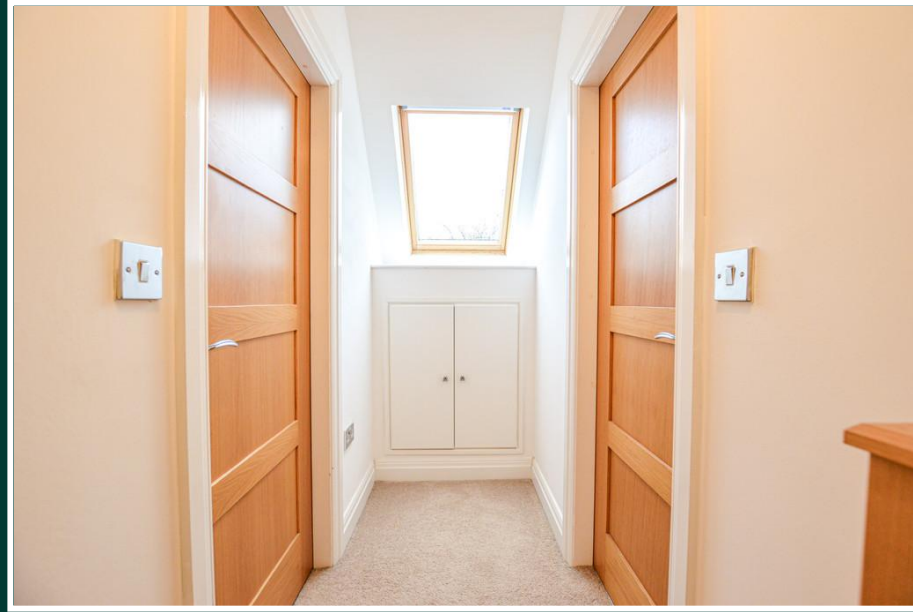


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