



8 Snelsins Road, Cleckheaton, BD19 3UE

£680,000

bramleys





Situated on this exclusive development and accessed via electric gated entry, is this luxuriously appointed, detached property. Boasting a 5 piece en suite bathroom and dressing room to the master bedroom, the property is further enhanced by a guest suite with en suite, 2 further double bedrooms and main bathroom. There is a magnificent open plan living space to the ground floor which incorporates a spacious full width dining kitchen which has bi-fold doors accessing the rear garden and integrated appliances. There is a living room which has open access to the dining kitchen through 2 archways and there is also a study/bedroom 5, utility and cloakroom/WC. There is underfloor heating to the ground floor and bathrooms, electric vehicle charging point to the garage and approximately XXXsqft of accommodation, thus making an ideal home for those with a young and growing family. Externally the property provides landscaped and enclosed gardens, whilst being further enhanced by a detached double garage, with electrically operated doors. Conveniently placed for access to J.26 of the M62 motorway network, which provides access to the major trading centres of West Yorkshire and East Lancashire. Only by a personal inspection can one truly appreciate the position, size and quality of this luxuriously appointed, detached dwelling.

Energy Rating: B



## GROUND FLOOR:

Enter the property through a composite external door with double glazed side panels to the main entrance hall.

### Entrance Hall

With a tiled floor, built-in understairs store cupboard and an access which leads through to the cloakroom/WC.

### Cloakroom/WC

With tiled flooring, part tiled walls and a 2 piece suite comprising of a concealed flush WC and vanity wash bowl with chrome mixer taps and drawer units beneath.

### Lounge

18'3" x 12'6" (5.56m x 3.81m)

This well proportioned reception room accesses the dining kitchen via two separate archways and is fitted with 2 uPVC double glazed windows.

### Dining Kitchen

34'3" x 13'0" (10.44m x 3.96m)

Being beautifully presented and fitted with a range of wall, drawer and base units with granite work surfaces, tiled flooring and LED lighting. There are integrated appliances to include a 4 ring Neff induction hob with overhead extractor fan and light, integral fridge, freezer, double oven including microwave and a dishwasher. A 1.5 bowl stainless steel sink unit with mixer taps and granite drainer, is set into an island bar with breakfast bar and a set of Bi-fold doors lead directly out into the rear gardens.

### Utility Room

7'8" x 9'7" (2.34m x 2.92m)

With tiled flooring, matching wall and base units, laminated work surfaces and upstands, inset stainless steel sink with side drainer and mixer tap, plumbing for a washing machine and composite side entrance door.

### Study/Bedroom 5

12'8" x 8'5" (3.86m x 2.57m)

Having 2 uPVC double glazed windows to the front.

## FIRST FLOOR:

### Galleried Landing

With spindle rail balustrade, a central heating radiator and uPVC double glazed window. A built-in linen/airing cupboard provides useful storage.

### Master Bedroom

13'0" x 12'7" (3.96m x 3.84m)

Having 2 uPVC double glazed windows, a central heating radiator, sunken LED lighting and access into the dressing area and en suite.

### Dressing Room

8'11" x 8'4" (2.72m x 2.54m)

With built-in wardrobes featuring sliding doors which provide hanging and shelving space.

### En suite

Being part tiled to the walls and fully tiled to the floor. The en suite is furnished with a 5 piece suite comprising of a low flush WC, twin ceramic wash bowls set on to a vanity pedestal with drawers beneath and twin chrome mixer taps, a deep sunk bath with central mixer taps and additional shower hose and a double width shower cubicle with rainwater shower head. There is also a graphite ladder style radiator, uPVC double glazed window and shaver point.

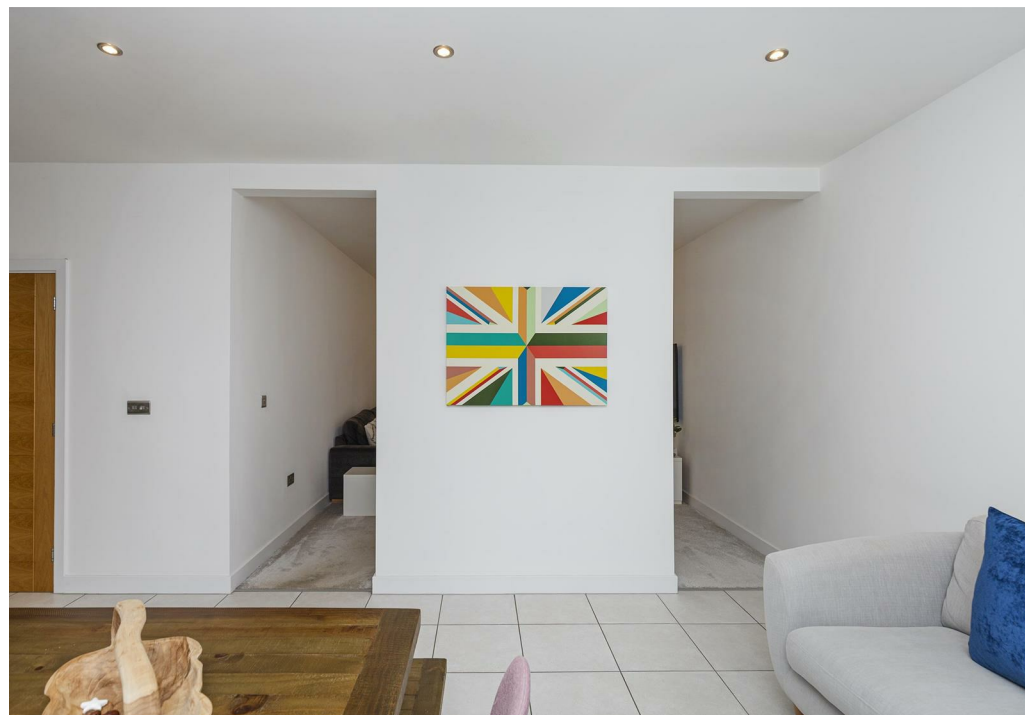
### Guest Suite

12'10" x 9'10" (3.91m x 3.00m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and an access door to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with chrome mixer taps and drawer units beneath, together with a double width walk-in shower cubicle with rainwater head and additional hose. There is an electric shaver point, graphite ladder style radiator, part tiled walls and a fully tiled floor.





### Bedroom 3

12'6" x 10'8" (3.81m x 3.25m)

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom 4

13'0" x 9'4" (3.96m x 2.84m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity wash bowl with mixer taps and drawer units beneath, double width walk-in shower cubicle with rain water head and a deep sunk bath with chrome mixer taps and additional shower hose., part tiled walls, fully tiled floor. There is a graphite ladder style radiator and uPVC double glazed window.

### OUTSIDE:

The property is accessed via electronically operated entrance gates to the tarmacadam courtyard parking area with detached double garage. To the rear, Bi-fold doors from the dining kitchen give access to the rear garden which comprise of a full width flagged patio, steps lead up to the shaped lawned gardens which also have a terraced seating area, pergola and are enclosed by timber fence. A further lawned garden to the side of the garage provides an ideal space for al-fresco dining and entertaining.

### Double Detached Garage

19'4" x 8'9" (5.89m x 2.67m)

With remote controlled, up and over door. Power and light points, together with an electric vehicle charging point.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Bramleys office in the direction of Dewsbury turning left into Knowl Road which continues into Water Royd Lane and Old Bank Road. At the "T" junction turn left into Sunny Bank Road and proceed through the Fountain traffic lights on to Child Lane. At the mini roundabout turn left onto Roberttown Lane and right at the next roundabout onto Church Road. Turn right at Clough Lane and continue past Bennetts Eggs Cafe turning left at the junction into Halifax Road, Continue and turn right into Hightown Road and at Cleckheaton fire station turn right onto Westgate. At the traffic lights take the fork left in front The George and left again onto Bradford Road in the direction of Chain Bar roundabout. Upon passing Whitechapel Lane through the traffic lights, turn left onto Snelsins Road and follow the road around and the entrance can be found on the right.

### TENURE:

Freehold

### COUNCIL TAX BAND:

F

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

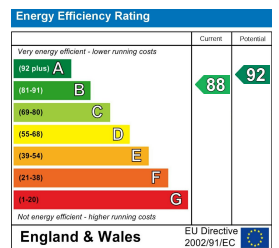


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Huddersfield | Halifax | Elland | Mirfield

