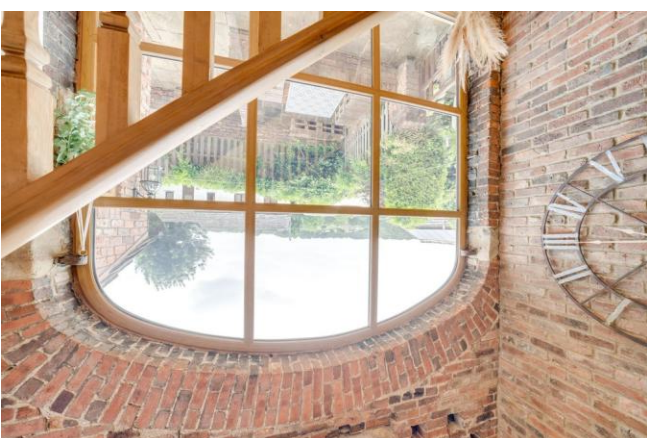


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**BARKERS**  
Select Collection



## 52 Kilroyd Drive

Hunsworth, Cleckheaton, BD19 4EA

Offers Over £600,000

- IMPRESSIVE BARN CONVERSION
- LOUNGE
- FAMILY ROOM/DINING ROOM
- KITCHEN
- HALLWAY
- MASTER BEDROOM WITH DRESSING ROOM
- EN-SUITE SHOWER ROOM
- HOUSE BATHROOM
- LARGE GARDENS
- SWEEPING DRIVEWAY LEADING TO DOUBLE GARAGE



# Full Description

## DESCRIPTION

We are pleased to offer for sale this impressive barn conversion, immaculately presented throughout providing substantial family sized accommodation. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: lounge, kitchen/diner/family room, downstairs WC, master bedroom with en-suite shower room and walk-in wardrobe, three further bedrooms. The property has landscaped gardens to the rear with a private sweeping driveway leading to a double garage with electric door. The front of the property has a courtyard area and a large paved garden. Only by internal inspection can one truly appreciate this unique property with spacious living accommodation.

## KITCHEN/DINING/FAMILY ROOM

22' 8" x 15' 5" (6.91m x 4.7m)

Large family room/dining room with part tiled flooring with feature beamed ceiling, inglenook fireplace with log burner, underfloor heating.

## KITCHEN

10' 6" x 13' 0" (3.2m x 3.96m)

Open plan kitchen fitted with modern wall and base units, granite worktops and inset one and half bowl sink with mixer tap, range cooker, integral dishwasher, central island unit, brick fireplace with log burner, French doors leading out into the rear garden.

## LOUNGE

25' 9" x 14' 10" (7.85m x 4.52m)

25 foot lounge with part exposed brick wall, windows to three elevations including a large feature window allowing natural light into the lounge area, full height feature brick inglenook fireplace with log burner, feature beamed ceiling.

## REAR ENTRANCE HALL

Dual height room with feature "barn" window allowing ample light into the hallway, exposed brick walls with tiled wood effect flooring, stable style door leading to the rear of the property, utility cupboard. Stairs leading to the first floor landing.

## DOWNSTAIRS CLOAKS/WC

Fitted with pedestal hand wash basin, low flush WC, wood effect flooring, part tiled walls.

## LANDING

Stairs leading to the first floor landing with doors leading off into the master bedroom and three further bedrooms, pull down loft ladder which is boarded and carpeted with two velux windows.

## MASTER BEDROOM

15' 9" x 15' 0" (4.8m x 4.57m)

Impressive master bedroom with vaulted ceiling and exposed beams with inset lighting. Exposed stone brickwork, arched barn window with views onto the rear garden, inner hallway leads to dressing room and en-suite shower room.

## DRESSING ROOM

8' 2" x 8' 4" (2.49m x 2.54m)

Fitted with built in wardrobes, ample storage, oak flooring.

## EN-SUITE SHOWER ROOM

6' 6" x 11' 9" (1.98m x 3.58m)

Fitted with modern three piece suite comprising low flush WC, glass vanity sink unit and walk in shower, tiled walls and flooring.

## BEDROOM TWO

15' 11" x 9' 5" (4.85m x 2.87m)

Double bedroom with exposed truss and beams.



## BEDROOM THREE

16' 9" x 8' 6" (5.11m x 2.59m)

Double bedroom with exposed truss and beams.

## BEDROOM FOUR

6' 7" x 8' 8" (2.01m x 2.64m)

Single bedroom.

## HOUSE BATHROOM

9' 10" x 9' 9" (3m x 2.97m)

Fitted with modern white suite comprising low flush WC, walk-in shower, fitted vanity sink unit, travertine flooring and walls.

## GALLERIED LANDING

Full height brick walls with recessed display.

## LOFT ROOM

14' 11" x 10' 0" (4.55m x 3.05m)

Ideal for storage

## EXTERIOR

The property has landscaped gardens to the rear with a private sweeping driveway leading to a double garage with electric door. The front of the property has a courtyard area and a large paved garden

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane toward Royd Walk the turn right onto Whitehall Road/A58 then left onto Kilroyd Drive, proceed to the end where there is a private driveway which leads to the property.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

