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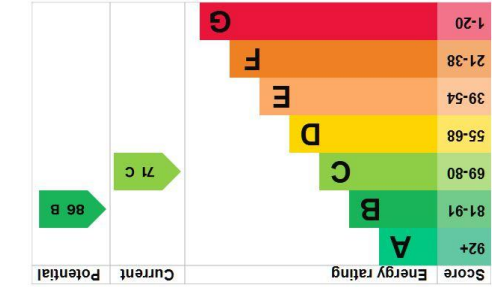
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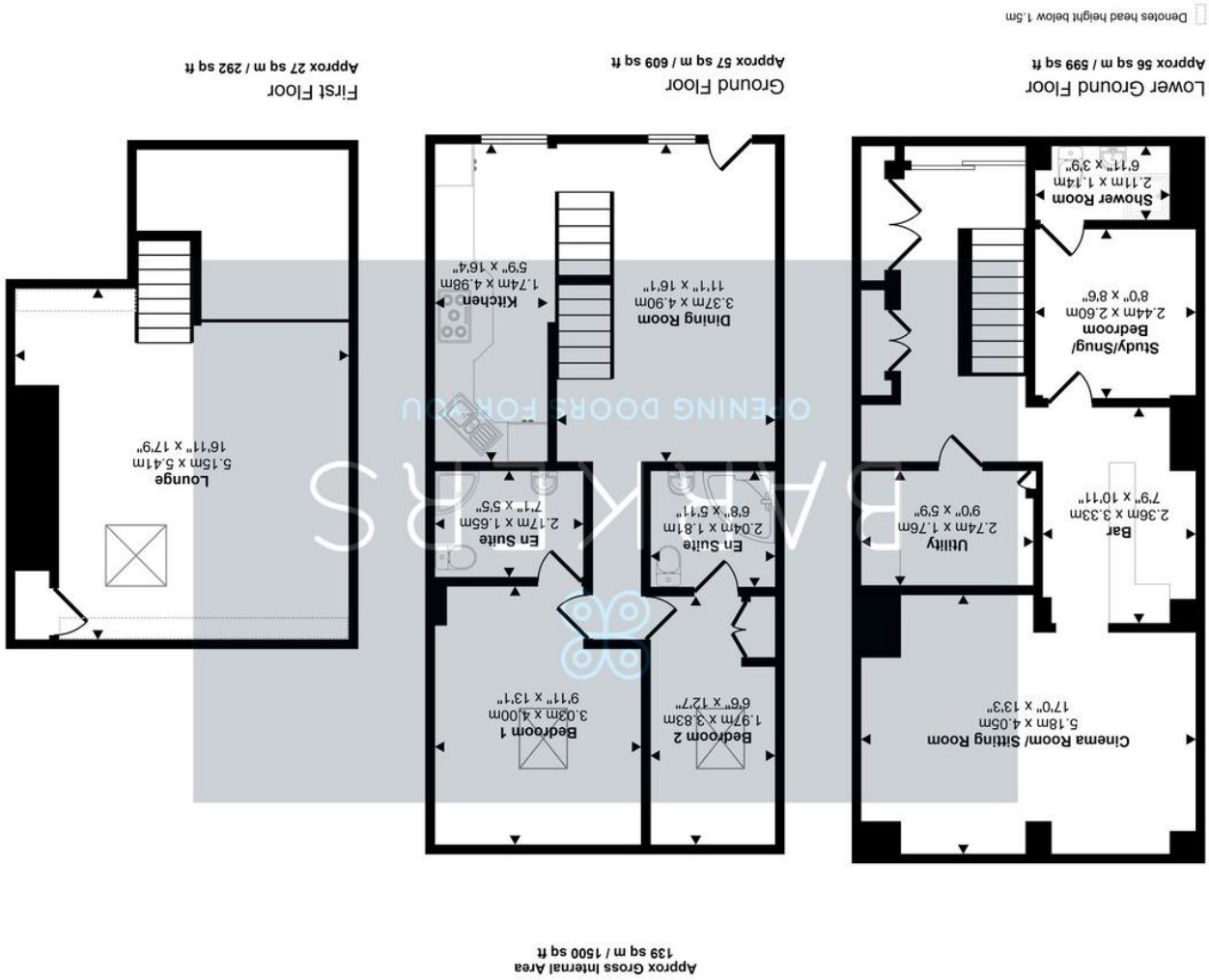
4 Old Lane,

Birkenshaw, Bradford

West Yorkshire, BD11 2JX



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS

OPENING DOORS FOR YOU



8 The Maltings

Cleckheaton, BD19 3EN

Asking Price £220,000

- STUNNING MEWS STYLE HOUSE
- DINING ROOM, MEZZANINE LOUNGE
- MODERN KITCHEN
- TWO BEDROOMS (WITH EN-SUITE)
- STUDY/SNUG/POTENTIAL THIRD BEDROOM WITH EN SUITE
- BAR & CINEMA ROOM
- GARDEN & PRIVATE PARKING
- DEPECTIVELY SPACIOUS
- WEALTH OF CHARM & CHARACTER



Full Description

Viewing is essential to appreciate this stunning mews style property which forms part of a Malthouse conversion which boasts a wealth of charm and character and deceptively spacious accommodation. Nestled in a quiet cul-de-sac, the home enjoys a peaceful setting while offering excellent access to local amenities, schools, bus routes, and the M62 motorway-ideal for commuters. The accommodation comprises: Dining room, kitchen, two bedrooms (with en-suite facilities), study/snug/potential third bedroom with en suite, magnificent first floor mezzanine lounge, utility room, cinema room and bar. Externally there is a low maintenance garden to the front and an allocated parking space.

This unique home offers a rare blend of character, comfort, and convenience-early viewing is highly recommended.

DINING ROOM

16' 1" x 11' 1" (4.9m x 3.38m)

A external door leads into the dining room which enjoys a partial full height ceiling, beams and wood effect flooring. A staircase leads to the lower ground floor and up to the stunning mezzanine lounge.

KITCHEN

16' 4" x 5' 9" (4.98m x 1.75m)

Fitted with a range of modern wall and base units with complementary wood effect work surfaces, splash back tiling and a 1 1/2 bowl stainless steel sink with a mixer tap. Integrated appliances include an electric double oven, gas hob with extractor hood, fridge/freezer, and microwave. Plumbing is available for a dishwasher.

INNER HALL

Doors lead to two double bedrooms, both with en-suite facilities.

BEDROOM ONE

13' 1" x 9' 11" (3.99m x 3.02m)

Double room featuring a vaulted ceiling with exposed beams and a skylight window, creating a bright and characterful space. A door leads to the en-suite shower room

EN-SUITE SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m)

Fitted with a three piece white suite which comprises of a corner shower cubide, W.C. and a wash basin inset into a vanity unit. Tiled walls and inset spotlights to the ceiling.

BEDROOM TWO

12' 7" x 6' 6" (3.84m x 1.98m)

Double room featuring built-in wardrobes and a vaulted ceiling with exposed beams and a skylight window, creating a bright and characterful space. A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

6' 8" x 5' 11" (2.03m x 1.8m)

Fitted with a three piece white suite which comprises of a corner bath, W.C. and a wash basin. Tiled walls and inset spotlights to the ceiling.

LOWER GROUND FLOOR

HALLWAY

This generous hallway has built-in cupboards providing plentiful storage.

UTILITY ROOM

9' 0" x 5' 9" (2.74m x 1.75m)

Featuring useful work surface space, plumbing for a washing machine and space for a tumble dryer.

STUDY/SNUG/POTENTIAL THIRD BEDROOM

8' 6" x 8' 0" (2.59m x 2.44m)



Double room with access to en-suite facilities.

EN-SUITE SHOWER ROOM

6' 11" x 3' 9" (2.11m x 1.14m)

Fitted with a three piece suite which comprises of shower cubide, wash basin and W.C.

BAR AREA

10' 11" x 7' 9" (3.33m x 2.36m)

Featuring a superb built-in bar and shelving which forms part of a wonderful entertaining area with the connecting cinema/sitting room.

CINEMA ROOM/SITTING ROOM

17' 0" x 13' 3" (5.18m x 4.04m)

This fantastic and versatile space could be used as a cinema room, additional reception room, gym or as office space for those who work from home.

SECOND FLOOR

MEZZANINE LOUNGE

17' 9" x 16' 11" (5.41m x 5.16m)

This stunning room has superb exposed beams, a vaulted ceiling and sky light windows flooding this space with light.

EXTERIOR

Externally there is a low maintenance garden to the front and an allocated parking space.

ADDITIONAL INFORMATION

Council tax band -D

Tenure - Freehold

