



4 Larkhill Close

Cleckheaton, BD19 6JW

Asking Price Of £750,000

- ❖ BEAUTIFULLY RENOVATED AND PRESENTED THROUGHOUT
- ❖ SET IN 3/4 ACRES DOWN A PRIVATE LANE
- ❖ VERSATILE MULTI GENERATIONAL LAYOUT
- ❖ TRIPLE GARAGE WITH DRIVEWAY & PARKING FOR 5 CARS
- ❖ 5 BEDROOMS WITH LUXURY PRINCIPLE BEDROOM WITH BALCONY
- ❖ THREE DRESSING ROOMS
- ❖ TWO EN SUITES & LUXURY BATHROOM
- ❖ NEWLY INSTALLED KITCHEN WITH GRANITE & WALNUT
- ❖ PANORAMIC VIEWS OVER GARDEN FROM ALL ROOMS
- ❖ PROFESSIONALLY INSTALLED ALL SEASONS GARDEN ROOM



Full Description

This beautifully extended family home has been thoughtfully designed to create versatile accommodation, perfectly suited to the needs of modern family life. Loved by its current owners, the property offers a flexible layout that can adapt to a variety of lifestyles, combining comfort, practicality, and style. Set within a substantial and exceptionally private plot, it enjoys a peaceful and scenic setting, providing a tranquil retreat while remaining conveniently accessible. The current owners have completed the property to a high standard, with quality fixtures and carefully considered features, including gas central heating controlled by a NEST system, uPVC double glazing, and a security alarm system.

ENTRANCE HALL

A composite external door opens into the welcoming entrance hall, where a charming wood-burning stove creates a warm and inviting first impression. From here, a staircase leads to the lower ground floor, and doors open to the impressive dining kitchen/family room, lounge, three bedrooms, luxury family bathroom, and the study/fifth bedroom.

DINING KITCHEN/FAMILY ROOM

24' 6" x 22' 1" (7.47m x 6.73m)

Newly installed in 2023, this superb dining kitchen/family room provides a stylish and versatile space for cooking, dining, and family living, creating the perfect environment for everyone to enjoy. The kitchen is fitted with an extensive range of quality wall and base units, complemented by granite and solid walnut work surfaces and an inset sink with a mixer tap. Thoughtful storage solutions include an integrated bin and two pull-out larder units. A full suite of integrated appliances includes a full-height fridge, fridge/freezer, dishwasher, microwave combination oven, electric fan oven, five-ring gas hob, and an extractor fan. Additional features include high-quality Karndean flooring laid in a herringbone design, inset ceiling spotlights, a useful built-in cloaks cupboard, and contemporary radiators. The Karndean flooring flows seamlessly into the adjoining dining and living areas, enhancing the sense of space and continuity.

LOUNGE

16' 8" x 13' 10" (5.08m x 4.22m)

Upon entering the lounge, you are greeted by a superb picture window framing stunning far-reaching views over the rear garden and beyond. The room features solid wood flooring with underfloor heating.

MASTER SUITE

15' 10" x 12' 6" (4.83m x 3.81m)

This generous double room accommodates a super king bed and features wood flooring with underfloor heating and inset ceiling spotlights. French doors open onto a Juliette-style balcony, offering delightful views over the rear garden and beyond. The room also provides access to a dressing area and en-suite facilities.

DRESSING ROOM

8' 6" x 7' 1" (2.59m x 2.16m)

Featuring built-in wardrobes, shelving, and a shoe cupboard, this dressing area is finished with complementary wood flooring with underfloor heating, shutters to the window and inset ceiling spotlights.

EN-SUITE SHOWER ROOM

7' 1" x 6' 5" (2.16m x 1.96m)

The wood flooring and underfloor heating continues into the en-suite shower room, which is fitted with a corner shower cubicle, wash basin, and WC.

Complementary part-tiled walls, inset ceiling spotlights, and a feature radiator complete this stylish and functional space.

BEDROOM THREE

10' 4" x 10' 2" (3.15m x 3.1m)

Double room with wood flooring.

BEDROOM FOUR

10' 0" x 9' 2" (3.05m x 2.79m)

Currently arranged as a dressing room, this double room features built-in hanging space and drawers, providing excellent storage options. Inset ceiling spotlights create a bright and contemporary feel, while the window offers pleasant views over the rear garden and beyond.

STUDY/BEDROOM FIVE

10' 2" x 6' 10" (3.1m x 2.08m)

This well-proportioned single room is currently used as a study and features attractive wood flooring and shutters on the window.

LUXURY FAMILY BATHROOM

10' 3" x 9' 5" (3.12m x 2.87m)

This beautifully appointed four-piece bathroom features a stunning white suite comprising a freestanding granite bath with a floor-mounted mixer shower tap, a separate double walk-in shower enclosure with a rainwater shower head, a Victorian-style wash basin, and a WC. Wood flooring, shutters to the window, dimmable inset ceiling spotlights, and a feature radiator complete this elegant and luxurious space.



LOWER GROUND FLOOR

SNUG

16'10" x 9'11" (5.13m x 3.02m)

A staircase from the entrance hall leads down to a cosy snug area featuring built-in shelving and inset ceiling spotlights. Patio doors open out to the rear garden, allowing plenty of natural light. From this area, there is access to a utility room/WC and to bedroom two.



UTILITY ROOM/W.C

7'1" x 5'3" (2.16m x 1.6m)

Fitted with useful storage cupboards, one of which incorporates a sink, this practical space also has plumbing for a washing machine and space for a tumble dryer, along with a WC. Complementary solid wood flooring and inset ceiling spotlights complete the room.



BEDROOM TWO

13'10" x 12'3" (4.22m x 3.73m)

This spacious double room features laminate flooring and inset ceiling spotlights. An archway leads through to a dedicated dressing area, adding a touch of practicality and style.

DRESSING ROOM

6'5" x 5'8" (1.96m x 1.73m)

Fitted with built-in wardrobes, shelves, and drawers providing ample storage space. A door leads through to the en-suite shower room.



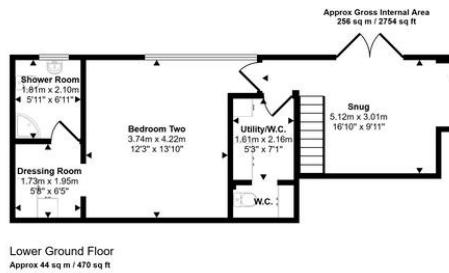
EN-SUITE SHOWER ROOM

6'11" x 5'11" (2.11m x 1.8m)

Fitted with a three-piece white suite comprising a corner shower cubicle, wash basin, and WC. Complementary part-tiled walls, vinyl flooring and inset ceiling spotlights complete the room.

EXTERIOR

This remarkable family home is set within a generous and exceptionally private plot. To the front, there is an enclosed lawned garden featuring a small nature pond, stone-paved patio area, and mature hedging, creating a welcoming and attractive entrance. At the rear, an expansive and secluded garden offers a large lawn interspersed with thoughtfully designed patio areas, providing ideal spaces for entertaining or quiet relaxation.



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	74 C