



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Snelsins Road, Cleckheaton

Offers In The Region Of

## £750,000

- Stunning 5 Bedroom Detached Family Home
- Set Behind Electric Gates with Generous Off-Road Parking
- Modern Kitchen with Central Island & Integrated Appliances
- Beautifully Landscaped Gardens with Patio
- Spacious and Stylish Interiors Throughout
- Ideal for Entertaining & Family Living

Stunning 5/6 Bedroom Detached Family Home with Double Garage, Electric Gates & Beautiful Gardens

Welcome to this spacious and beautifully presented 5/6-bedroom home, perfectly designed for modern family living and entertaining. Set behind electric gates with generous off-road parking and a double garage, this exceptional property offers stylish interiors, flexible accommodation, and a seamless blend of comfort and elegance throughout.



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### Ground Floor

#### Entrance Hall

A warm welcome awaits as you step into the impressive entrance hall, finished with sleek grey floor tiles and underfloor heating. A wide staircase leads to the first floor. Double doors open into the kitchen diner/snug, with a further door to the downstairs cloakroom—ideal for visiting guests.

#### Lounge

A substantial lounge with high ceilings and tasteful décor, offering a peaceful space to relax and unwind. With dual access to the kitchen diner and views towards the front, it's a perfect place to enjoy cozy evenings or entertain guests.

#### Kitchen Diner / Snug

The heart of the home—a stunning open-plan kitchen diner with a snug area. The beautifully designed kitchen features sleek units, a central island with breakfast bar, and integrated appliances including fridge/freezer, double ovens, Neff hob, and dishwasher. A large dining area comfortably accommodates family and guests, while the adjacent snug provides a cozy spot to relax. Bi-fold doors open to the rear garden, bringing the outdoors in and making it ideal for summer BBQs. A separate utility room mirrors the kitchen style and offers space for an American-style fridge/freezer, sink unit, and access to the double garage.





### Study / Bedroom Six

Currently used as a large home office, this versatile room could serve as a sixth bedroom, playroom, or games room—flexible to suit your lifestyle needs.

### Cloakroom

Well-appointed downstairs WC with stylish fittings, perfect for guests.

### First Floor

#### Principal Bedroom Suite

A generous and elegant principal bedroom with neutral décor and front views. It includes a large dressing room and a spacious en-suite bathroom with a walk-in shower, dual wash basins, and WC.

#### Bedroom Two

Another generously sized double bedroom with neutral décor, enjoying views over the rear of the property. It benefits from its own en-suite featuring a corner shower with dual heads, vanity wash basin, and WC.

#### Bedrooms Three, Four & Five

Three further double bedrooms, all offering neutral décor, high ceilings, and plenty of space for growing families or visiting guests.

#### Family Bathroom

A luxurious family bathroom serving the remaining bedrooms, complete with a deep sunken bath, walk-in rainfall shower, large vanity wash basin, and WC.

#### External Features

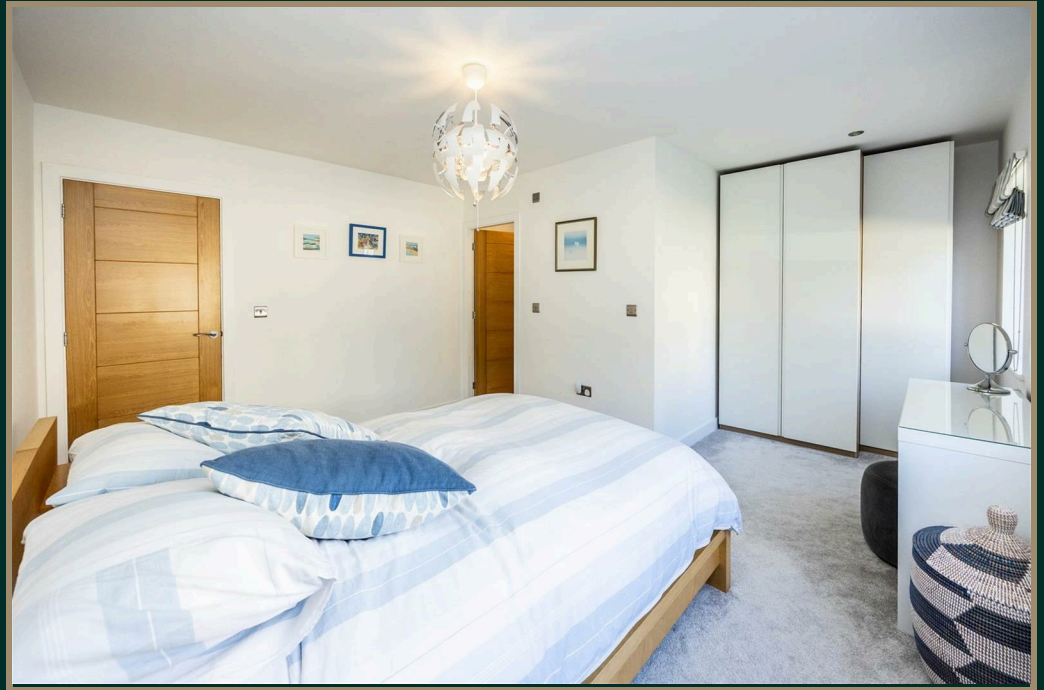
The property has maintained gardens, mainly laid to lawn with flower borders and patio areas—ideal for outdoor entertaining or family play. To the front, a secure electric gated

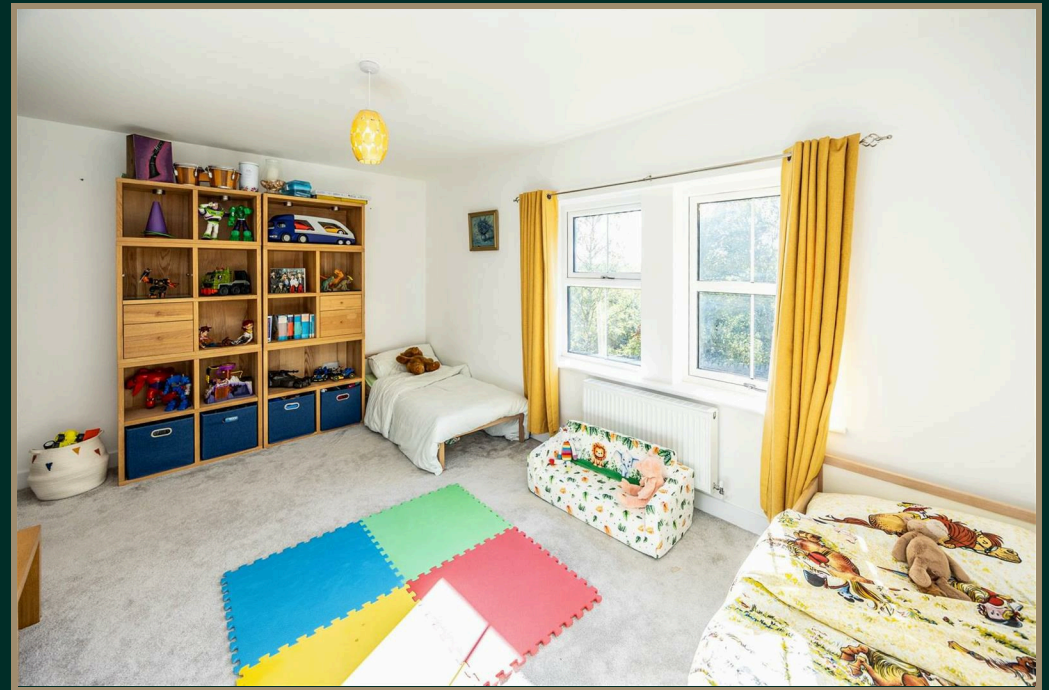


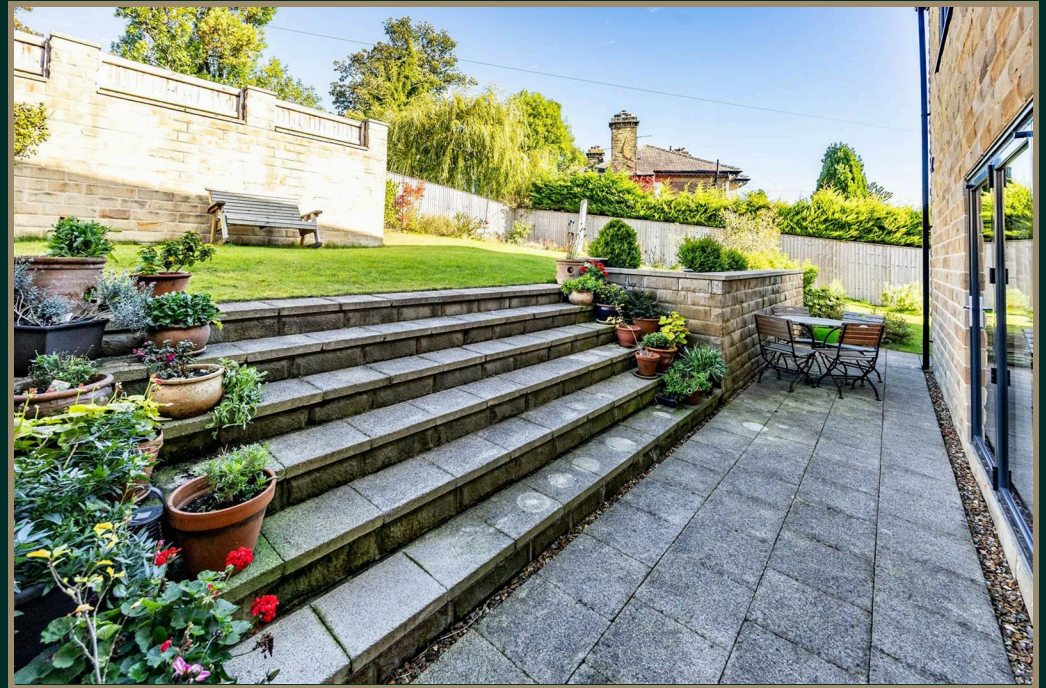




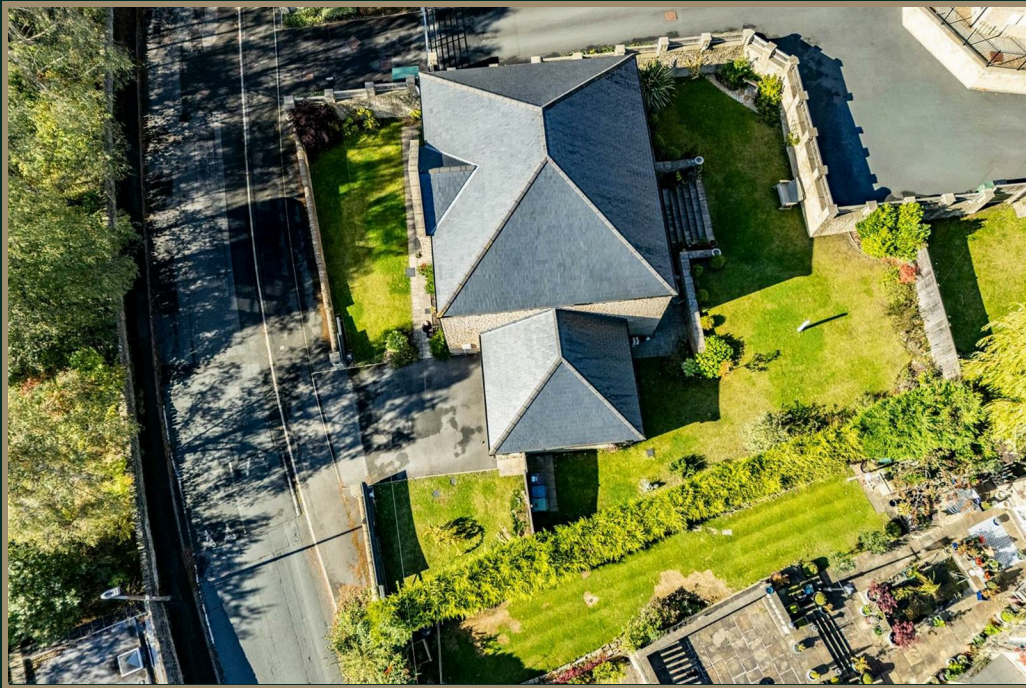






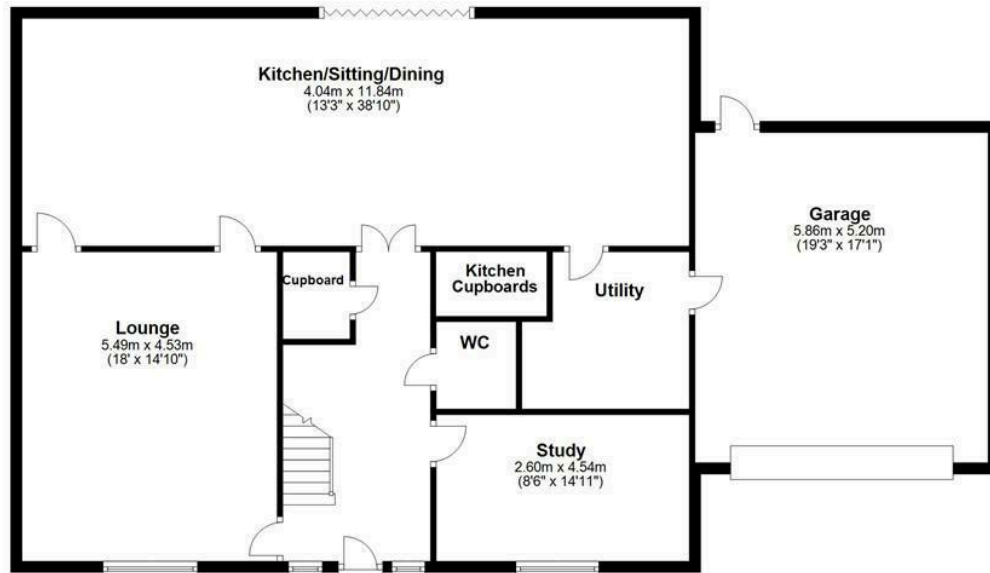






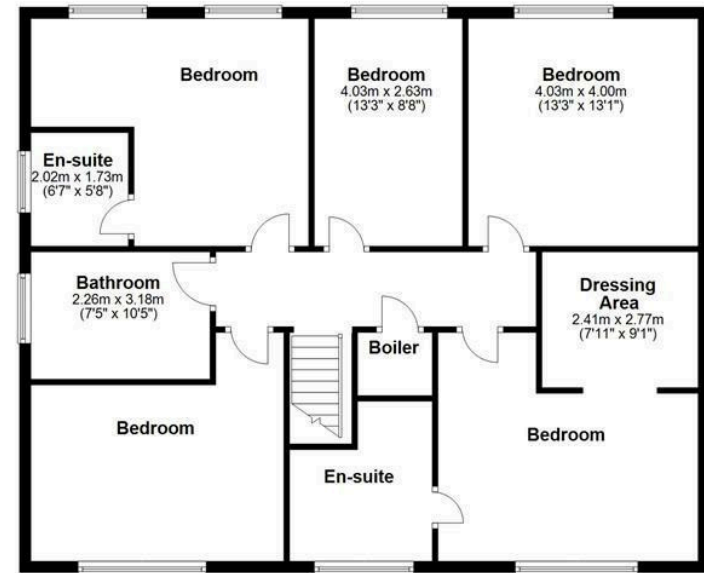
### Ground Floor

Approx. 145.2 sq. metres (1562.4 sq. feet)



### First Floor

Approx. 113.6 sq. metres (1222.9 sq. feet)



Total area: approx. 258.8 sq. metres (2785.4 sq. feet)



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To view Snelsins Road, Cleckheaton  
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