



27 Spring Bank Drive, Norristhorpe, Liversedge, WF15 7QS

IMMACULATELY PRESENTED, FOUR BEDROOM detached house with a good sized footprint totalling circa. 1,205sqft. Situated in this most popular location within walking distance of the well regarded local schools including 'Norristhorpe Primary' and 'Heckmondwike Grammar' where similar houses have been selling well, we expect strong interest particularly from FAMILY BUYERS.

Comprising hall, WC, lounge, stunning dining kitchen and conservatory with solid roof as well as four sizable first floor bedrooms and modern three piece shower room. To the outside is a lawned garden to the front and ample driveway parking leading to single detached garage and lovely SOUTH WEST FACING garden to the rear. Benefitting from uPVC DG, GCH and alarm. EPC C.

Asking Price £350,000

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ENTRANCE HALL

GUEST WC

With vanity sink unit and chrome heated towel rail.

LOUNGE 16'5" x 11'10" max (5m x 3.6m max)

Fireplace and living flame gas fire. Open to dining kitchen. Wall mounted TV point.

KITCHEN DINER 18'8" x 13'9" max (5.7m x 4.2m max)

Open plan dining kitchen with modern range of wall and base units incorporating contrasting work tops, sink and mixer tap, range oven and grill plus extractor. Feature island unit and breakfast bar with plumbing for auto washer and dishwasher. Tiled flooring and contemporary style vertical radiator. Side door and open to conservatory.

CONSERVATORY 8'10" x 8'2" max (2.7m x 2.5m max)

Having solid pitched roof and radiator allowing the room to be used all year round..

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 13'1" (4.0) x 9'6" (2.9) plus robes

Double bedroom with fitted sliding robes.

BEDROOM TWO 11'6" x 9'10" (3.5m x 3m)

Double bedroom.

BEDROOM THREE 9'10" x 6'7" max (3m x 2m max)

BEDROOM FOUR 9'10" (3.0) x 6'7" (2.0) max including bulk head

BATHROOM

Modern three piece suite comprising glazed walk-in shower, vanity sink and WC. Tiling to walls and chrome heated towel rail.

EXTERIOR

The property benefits from a pleasant tiered garden to the rear with paved patio and lawned garden areas being South West facing. Lawned garden to the front plus driveway parking to the side and detached brick built single garage measuring 18' x 8'10 (5.5m x 2.7m) with roller door and power.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

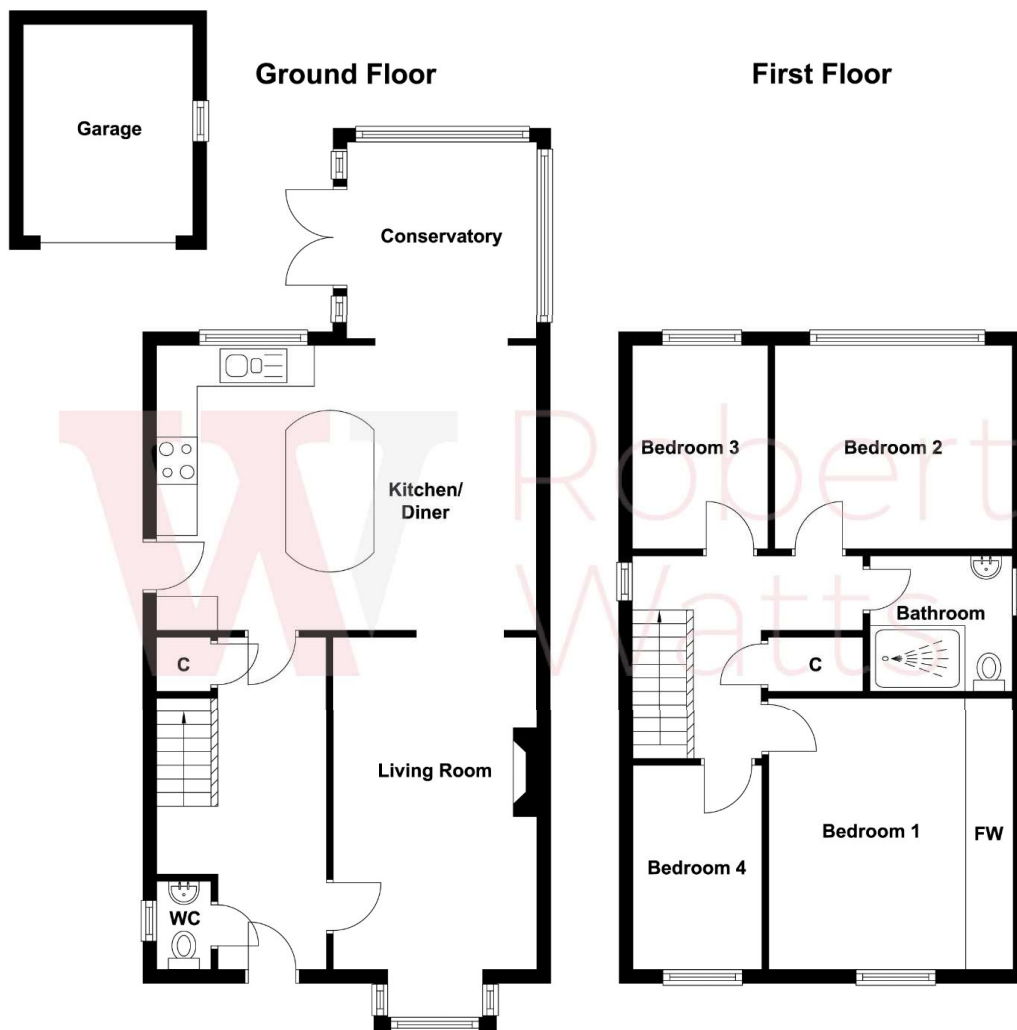
PLEASE NOTE

Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		