



496 Halifax Road, Hightown, Liversedge, WF15 8DX

A charming Victorian three-bedroom, end terraced home situated in a highly sought-after location, offering a spacious and versatile footprint ideal for modern family living. Beautifully blending characterful period features with stylish contemporary fixtures and fittings, this delightful family home boasts well-proportioned rooms throughout, including inviting reception spaces and a thoughtfully appointed breakfast kitchen and four piece bathroom with cast iron claw foot bath. Externally, there is a lovely enclosed garden providing the perfect setting for relaxing or entertaining, together with the added benefit of a garage and driveway parking. This attractive home combines timeless elegance with everyday practicality in a popular and convenient setting.

Asking Price £285,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE HALL Tiled flooring and feature timber panelling & cornicing.

LIVING ROOM 15'5" x 12'2" max (4.7m x 3.7m max)

Fireplace with cast iron surround and living flame gas fire with period ceiling cornicing.

DINING ROOM 15'9" x 11'10" max (4.8m x 3.6m max)

Feature period cornicing, ceiling rose & picture rail, timber fireplace with cast iron and tiled surround & inset living flame gas fire.

BREAKFAST KITCHEN 13'9" x 11'6" max (4.2m x 3.5m max)

Modern range of wall & base units incorporating granite worktop and fitted table, inset 1.5 bowl sink with mixer tap. Range oven and grill and extractor fan, integral dishwasher, plumbing for automatic washing machine and cupboard housing boiler. Tiled flooring.

VAULTED CELLAR Power for dryer.

FIRST FLOOR LANDING Impressive split level landing.

MASTER BEDROOM 15'9" x 12'2" max (4.8m x 3.7m max)

Double bedroom featuring fireplace.

BEDROOM TWO 12'6" x 11'10" max (3.8m x 3.6m max)

Double bedroom including fitted wardrobes.

BEDROOM THREE 14'5" x 6'7" max (4.4m x 2m max)

Including fitted wardrobes.

BATHROOM 11'6" x 7'10" max (3.5m x 2.4m max)

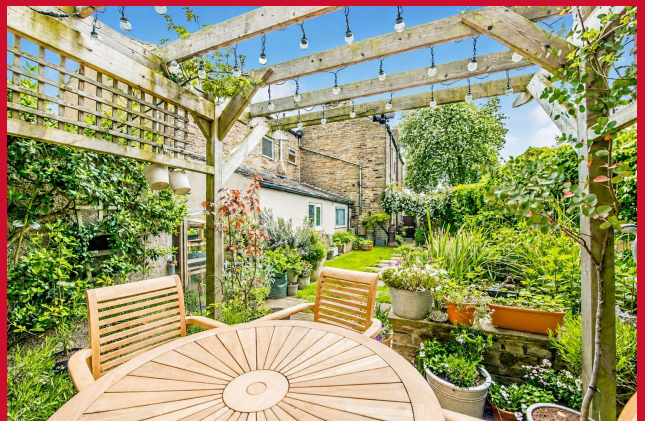
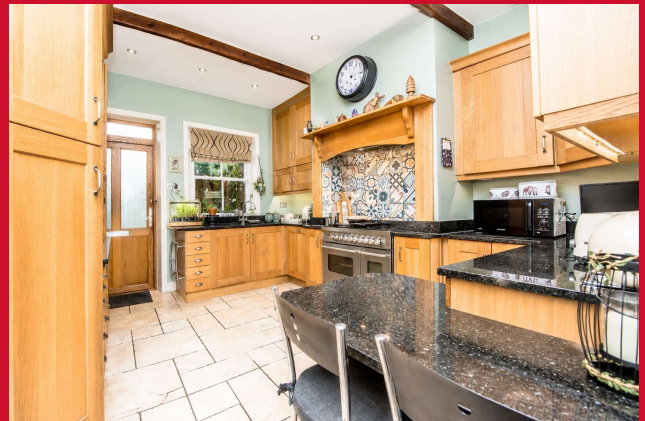
Stylish four piece suite comprising cast iron bath with claw feet and central tap, glazed shower cubicle, WC, sink & cast iron radiator.

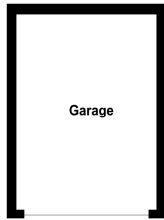
OUTSIDE Paved garden to front with delightful landscaped lawned garden & paved patio with water feature pergola which is great place to relax and entertain. Driveway parking & single garage accessed to the rear.

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.

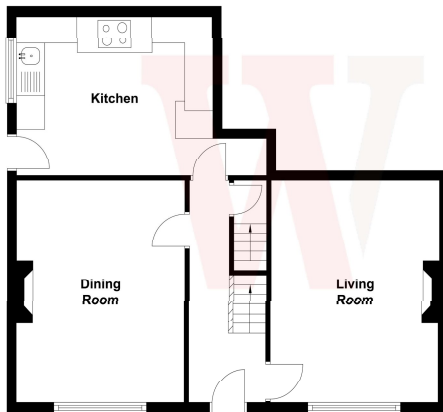
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

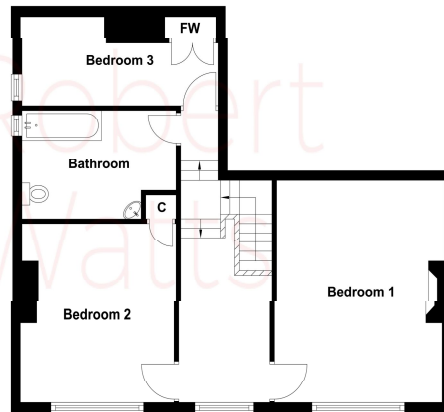




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		