



Robert Watts

*Signature*

PRESTIGIOUS RESIDENTIAL PROPERTIES THROUGHOUT BRADFORD & KIRKLEES

**25 Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ**



A STUNNING DETACHED FAMILY HOME which offers a GENEROUS FOOTPRINT with FIVE BEDROOMS and THREE ENSUITES. Increasingly rare to the market and situated in this enviable village location within the catchment area for the well regarded Roberttown Primary School and Heckmondwike Grammar School, it is situated on this popular modern cul-de-sac development overlooking the local tennis club. Offering a stylish and contemporary finish throughout, the house has modern integrated kitchen, three ensuite bedrooms and family bathroom. The versatile footprint includes one of the ensuite bedrooms to the ground floor making this an ideal 'granny/teenagers' annex and the house boasts lounge, large sun room/sitting room leading onto the rear garden, utility, wc and four first floor bedrooms, two with modern ensuites. Ample driveway parking to the front with electric charging point and landscaped West facing decked and lawned rear garden. EPC - D

**Offers in excess of £425,000**

# 25 Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ

**ENTRANCE HALL** With feature glass balustrade to staircase.

**GUEST CLOAKROOM** Vanity sink and wc. Chrome heated towel rail.

**LOUNGE 14'9" x 10'10" max (4.5m x 3.3m max)**

Having inset living flame gas fire with pebble effect finish. Double doors to kitchen.

**KITCHEN 23'11" x 8'10" max (7.3m x 2.7m max)**

Having a modern range of wall and base units with high gloss finish, Quartz worktops, breakfast bar, inset sink and mixer tap and pull out larder cupboard, full height fridge and freezer, Neff dishwasher and double electric oven with 'hide and slide' doors and warming drawer and induction hob. Two contemporary vertical radiators and LED lighting. Doors leading to Sun Room.

**SUN ROOM/SITTING ROOM 24'3" x 12'2" (7.4m x 3.7m)**

Two radiators and air conditioning unit allowing this great space to be used all year round. Doors leading to garden.

**UTILITY ROOM 5'11" x 4'11" (1.8m x 1.5m)**

Plumbing for auto washer and dryer. Full height cupboard.

**BEDROOM TWO 12'2" (3.7) x 8'2" (2.5) plus robes**

First floor bedroom having fitted sliding wardrobes.

**EN SUITE** Modern suite comprising glazed, double walk-in shower, wc and hand wash basin. Useful storage cupboard and tiling to walls and floor.

**BEDROOM ONE 13'5" (4.1) x 12'2" (3.7) plus robes**

First floor bedroom with fitted wardrobes and built in shelving.

**EN SUITE** Three piece modern suite comprising glazed shower cubicle, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail.

**BEDROOM THREE 13'5" (4.1) x 8'6" (2.6) plus robes**

Ground floor bedroom having fitted wardrobes. Feature vertical radiator. This bedroom makes an ideal granny/'teenagers annex'.

**EN SUITE** Three piece modern suite comprising glazed shower cubicle, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail.

**BEDROOM FOUR 10'6" (3.2) x 7'7" (2.3) plus robes**

First floor bedroom with fitted wardrobes.

**BEDROOM FIVE 9'10" x 9'2" max (3m x 2.8m max)**

First Floor bedroom.

**HOUSE BATHROOM** Three piece suite comprising P-shaped bath with integral shower over and glazed shower screen, wc and vanity sink. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property benefits from a resin double driveway providing off street parking and electric car charging point with lawned garden to the front. Landscaped lawned garden and decked area to rear with lean to storage shed overlooking tennis courts.

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.



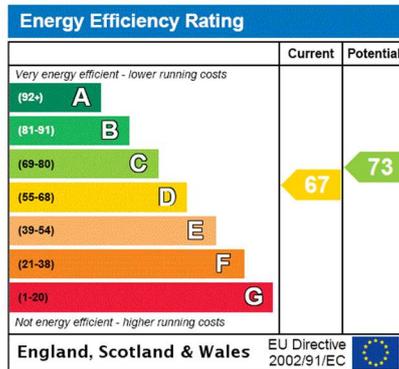
25 RICHMOND PARK AVENUE, WF15 7NZ



GROUND FLOOR



FIRST FLOOR



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