



## 27 Windy Bank Lane, Liversedge, West Yorkshire, WF15 8HA

FAMILY SIZED, three bedroom home with STUNNING OPEN VIEWS to the front. Situated in this highly desirable area of Hightown the house has a well presented finish and comprises kitchen, inner hallway, WC, lounge, conservatory, three bedrooms and house bathroom. Externally there is garden to the front enjoying the views, ample driveway parking to the side which could offers potential for a large side extension subject to planning and an enclosed and mostly private landscaped rear garden. Benefits from GCH & uPVC DG.

Asking Price £225,000

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**SUN ROOM/CONSERVATORY 8'10" x 7'10" max (2.7m x 2.4m max)**

Enjoying far reaching views. Double doors to the Living Room.

**LIVING ROOM 15'1" x 11'6" max (4.6m x 3.5m max)**

Double doors to Sun Room. Fireplace with electric fire.

**HALLWAY**

Inner hallway leading to Cloakroom and with double cupboard.

**WC/CLOAKS**

WC and basin.

**KITCHEN 11'10" x 8'10" max (3.6m x 2.7m max)**

Range of wall and base cabinets, inset sink with mixer tap, integral electric oven and 4-ring gas hob and extractor over. Plumbed for washer and side door.

**BEDROOM ONE 11'2" x 8'6" max (3.4m x 2.6m max)**

Double Bedroom

**BEDROOM TWO 11'10" x 8'10" max (3.6m x 2.7m max)**

Inset wardrobes.

**BEDROOM THREE 9'6" x 6'3" + alcove (2.9m x 1.9m + alcove)**

Fitted robe.

**BATHROOM**

Three piece suite comprising WC, vanity sink and bath with electric shower over and glazed shower screen.

**OUTSIDE**

Block paved enclosed front garden enjoying far reaching views. Driveway with ample driveway parking to the side. Rear garden with low maintenance decking, artificial lawn and paved patio area. Potential to extend to the side (subject to planning permission).

**OTHER INFORMATION**

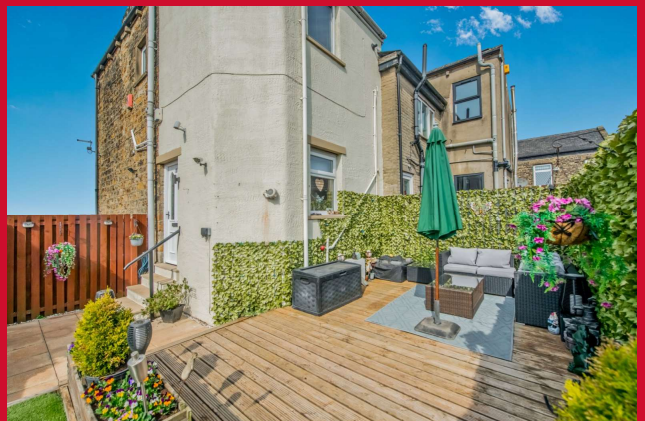
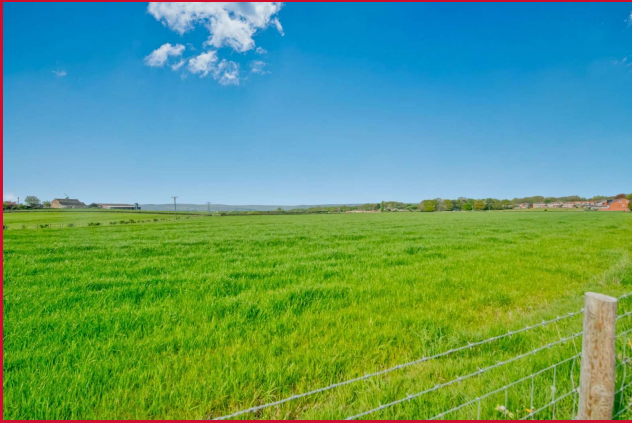
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EPC Rating: D

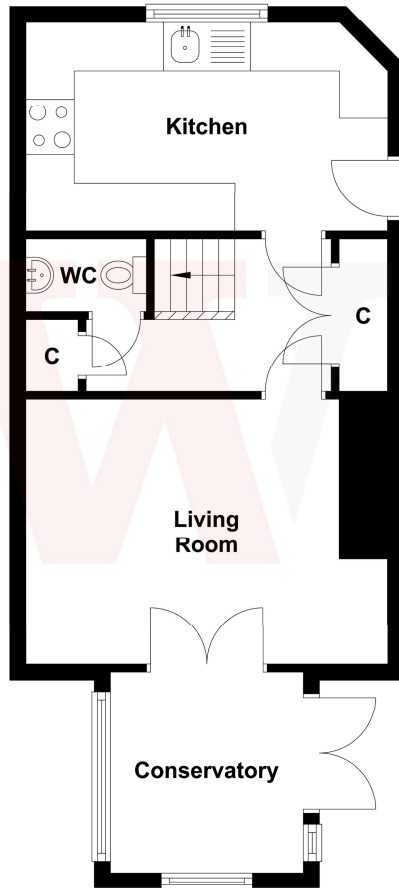
Council Tax Band: B

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.

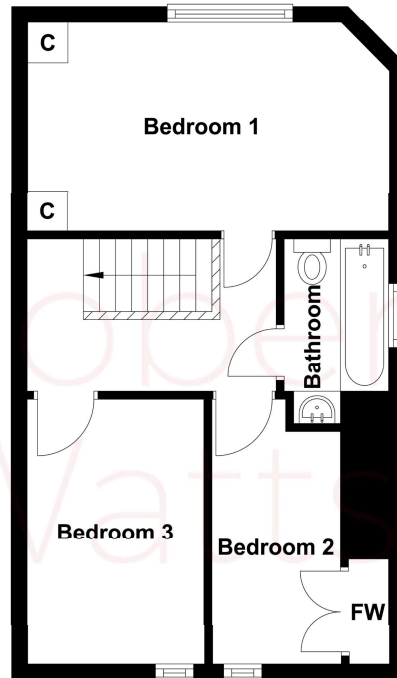




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		