



100 Hightown Road, Liversedge, West Yorkshire, WF15 8BZ

Offers in excess of: £535,000

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Opportunities to purchase IMMACULATELY PRESENTED, PERIOD STYLE, FOUR BEDROOM, DETACHED HOMES on ever popular Hightown Road are truly rare and we would urge all FAMILY BUYERS to express their interest early. This handsome, 1928 built, white rendered house with a series of double pitched clay tiled roofs is ideally located close to the local amenities, schools and the M62 and offers a generous sized footprint and 0.18 acre plot. It cleverly offers a fine mix of contemporary, high quality finish with some fine period features including the timber panelled hall and staircase and spacious split level landing area. Comprises two large reception rooms, modern breakfast kitchen, study, WC, four good sized bedrooms, the master with ensuite and family bathroom. Driveway parking with detached garage and garden to the front with ample rear garden with lawned area and patios which offers a degree of privacy and the opportunity to extend. Benefits



Study 5'11" x 5'11" max (1.8m x 1.8m max)

Cleverly converted from the original porch this versatile and functional room has the original period timber door and wall panelling and is ideal for those working from home.

Hallway Hallway with period timber balustrade and timber glazed internal door.

Living Room 19' x 14'1" (5.8m x 4.3m)

Triple aspect room with double doors to garden. Pine flooring with multi fuel stove and timber mantle. Ornate period ceiling cornicing.

Dining Room 19' x 14'1" max (5.8m x 4.3m max)

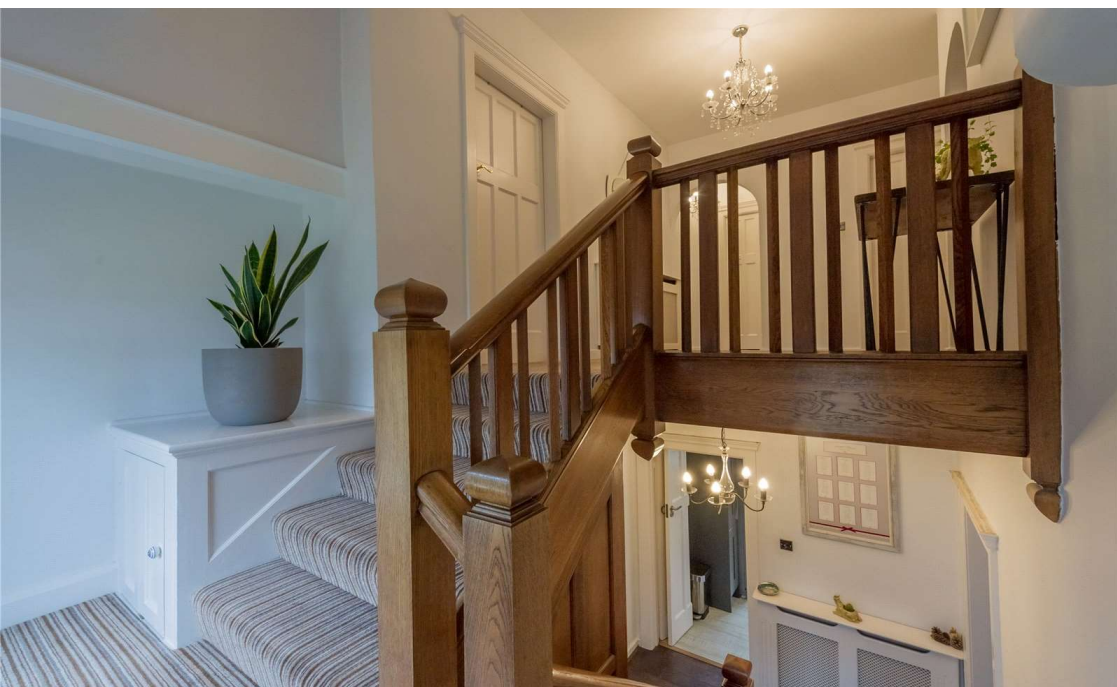
Limestone fireplace with living flame gas fire. Period picture rail, ceiling rose and cornicing. Stripped pine flooring.

Kitchen Diner 18'4" x 10'10" (5.6m x 3.3m)

Range of contemporary wall and base units, contrasting quartz worktop and inset sink with mixer tap. Induction hob with extractor fan, double electric oven and microwave. integrated dishwasher and space for American style fridge/freezer. Island breakfast bar with pendant lighting. Storage cupboard housing boiler and side door.







Guest Cloakroom WC and vanity sink. Tiled walls and floor.

Landing Spacious split level landing with walk-in storage cupboard.

Bedroom One 16'1" x 14'1" max (4.9m x 4.3m max)
Far reaching views to the front of the property. Stripped timber flooring.

Ensuite Bathroom Modern glazed shower cubicle and vanity sink . Wall mounted towel heater and tiled walls and floor.

Bedroom Two 13'9" x 11'10" max (4.2m x 3.6m max)
Storage cupboard and original fire surround and exposed timber floor.

Bedroom Three 11'2" x 8'2" (3.4m x 2.5m)
Built in wardrobes and useful storage cupboard.

Bedroom Four 12'6" x 6'7" (3.8m x 2m)

Bathroom Three piece modern suite comprising 'P' shaped bath glazed shower screen, integral shower with rainforest head. Vanity sink and WC, wall mounted towel heater and tiled walls and floors.

External Good sized plot of circa. 0.18 acres which includes lawned garden to front with mature trees and shrubs. Driveway to front, leading to single detached garage measuring 18 x 9'2 (5.5m x 2.8m) max which has power. Outside storage shed. Good sized landscaped lawned garden and paved patio area to rear which is not overlooked and offers great potential to extend the house (subject to planning)..

Freehold
Council Tax Band - E
EPC - E

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

