



14 Common Side, Roberttown, Liversedge, WF15 7LN

Located in this much sought-after village location, this delightful FIVE BEDDROOM detached house is the perfect home offering a spacious footprint and lovely open aspect. With four generously sized first floor bedrooms plus ground floor bedroom and sitting room/bedroom, it provides ample, versatile living space for a GROWING FAMILY. The property exudes a warm and inviting atmosphere, enhanced by the sizeable well-kept garden ideal for entertaining. The tranquil surroundings offers super views over the village common and fields beyond while still being conveniently close to local amenities, well regarded schools and transport links. Comprises hall, lounge, dining kitchen, sitting room/ground floor bedroom, utility, wc, master ensuite bedroom and family bathroom. Ample driveway parking and detached garage. EPC - D.

Offers in excess of £495,000

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ENTRANCE HALL Having timber staircase leading to first floor.

GUEST CLOAK ROOM Vanity sink and WC. Tiled walls and floor.

LOUNGE 22'8" x 13'9" (6.9m x 4.2m)

Sizeable dual aspect room having French doors leading onto garden.

DINING ROOM 11'10" x 11'6" (3.6m x 3.5m)

Open to kitchen.

KITCHEN 14'5" x 11'10" max (4.4m x 3.6m max)

Modern range of wall and base units incorporating contrasting work top, ceramic one and a half bowl sink and mixer tap. Double electric oven and five ring gas hob plus extractor.

REAR ENTRANCE/UTILITY 9'2" x 6'3" max (2.8m x 1.9m max)

Wall and base units incorporating sink. Plumbing for auto washer and vent for dryer.

BEDROOM THREE 8'10" x 8'6" max (2.7m x 2.6m max)

SITTING ROOM/ STUDY/ BEDROOM 17'5" x 16'1" max (5.3m x 4.9m max)

Dual aspect room having useful storage cupboard. Versatile space for any number of uses.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 18'8" x 11'6" max (5.7m x 3.5m max)

Two built-in wardrobes and walk-in wardrobe.

Dual aspect room taking advantage of the far reaching views.

EN SUITE Three piece suite comprising bath with shower extension and glazed shower screen, vanity sink and WC. Tiling to walls.

BEDROOM TWO 12'6" x 11'2" max (3.8m x 3.4m max)

Having built in wardrobes. This room benefits from the far reaching views.

BEDROOM FOUR 10'6" x 9'10" (3.2m x 3m)

Benefiting from the far reaching views.

BEDROOM FIVE 11'2" x 6'3" max (3.4m x 1.9m max)

Having in build wardrobes.

BATHROOM Three piece suite comprising bath with shower extension, vanity sink and WC. Tiling to walls and floor.

EXTERIOR The property occupies a good sized plot in an elevated position with far reaching views over the village common and the fields beyond. Lawned garden to the front with paved patio area. Resin driveway providing off street parking and single detached garage.

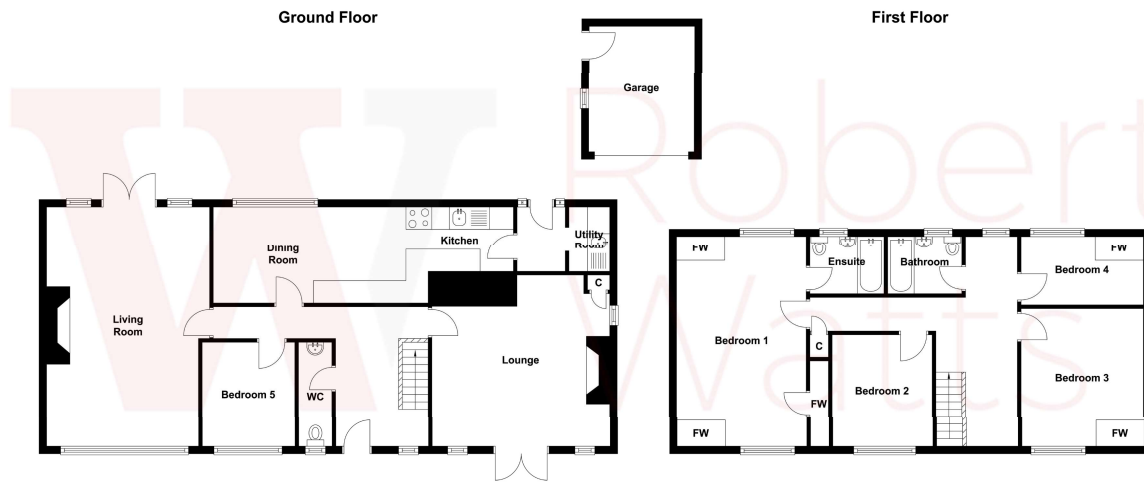
Delightful landscaped, sizeable lawned garden to the rear with raised patio and flower beds, mature trees and shrubs.

ADDITIONAL INFO Freehold

Council Tax Band E

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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