



86 Church Road, Roberttown, Liversedge, WF15 8BE

A RARE OPPORTUNITY has arisen to purchase this period style semi detached that occupies a pleasant position in this popular village located with SUPER OPEN ASPECT VIEWS to the rear. Offered with NO CHAIN, the house does some sympathetic cosmetic improvement but is priced to reflect this and has been well maintained. Ideal for FAMILY BUYERS being opposite the well regarded primary school it comprises entrance hall, an attractive lounge with a feature bay window, dining kitchen with a useful pantry cupboard, three bedrooms and family bathroom. Ample resin driveway parking to the front with lawned garden and detached garage with lawned garden to the rear with a pleasant open aspect. Benefits from GCH & recently fitted uPVC DG. EPC - TBC

Asking Price £225,000

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ENTRANCE HALL Hallway.

LIVING ROOM 13'9" x 12'2" max (4.2m x 3.7m max)

Gas fire and period picture rail. Bay window and alcove cupboard.

KITCHEN DINER 16'9" x 9'10" max (5.1m x 3m max)

Range of wall and base units, worktop and sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. Plumbing for washer and pantry. Alcove cupboard and wall mounted boiler. Gas fire and ceiling mounted creel.

PORCH Rear door.

BEDROOM ONE 11'10" (3.6) x 10'10" (3.3) plus robes

With fitted wardrobes.

BEDROOM TWO 12'2" x 10'2" max (3.7m x 3.1m max)

With far reaching views and useful storage cupboard.

BEDROOM THREE 6'11" (2.1) x 5'11" (1.8) max plus doorway

BATHROOM Three piece suite comprising of integral shower over bath, WC and wash hand basin.

EXTERIOR Set back from Church Road with a resin covered driveway to the side for off street parking plus single detached garage with power measuring 16'5 x 8'2 (5m x 2.5m). Low maintenance paved garden to front. Far reaching semi-rural views enjoyed by the lawned garden to the rear.

Freehold

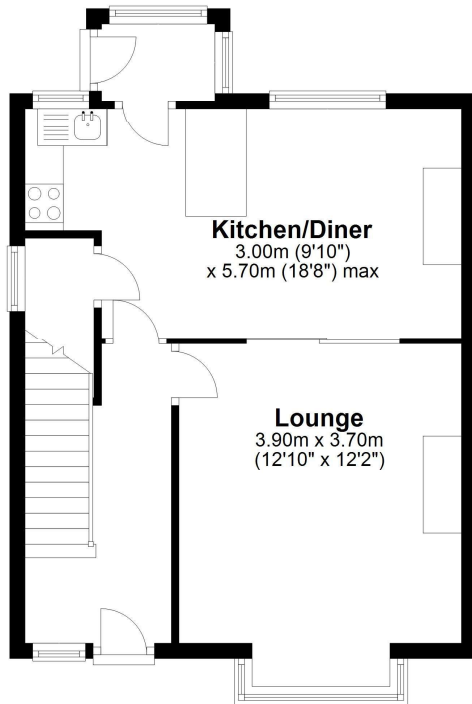
Council Tax Band - B

EPC - TBC

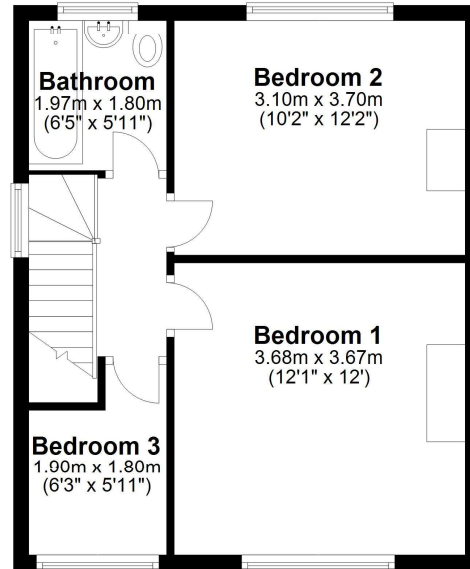
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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