



39 Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ

****NO CHAIN**** A WELL PRESENTED, FOUR/FIVE bedroom detached FAMILY HOME sitting on a GENEROUS PLOT at the head of this most popular cul-de-sac. 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 offers a stylish and contemporary finish throughout. The versatile footprint comprises two reception rooms and play room/bedroom five, integrated breakfast kitchen and utility room, WC, four bedrooms, the master with ensuite and family bathroom. Ample driveway parking to the front and garage with landscaped lawned side and rear garden with potential to extend (stpp). Benefits from GCH, uPVC DG, CCTV and Alarm.
EPC - C

Offers in excess of £440,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

39 Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ

ENTRANCE HALL Hallway.

WC WC with vanity sink and chrome wall mounted towel heater.

LOUNGE 15'9" x 10'10" max (4.8m x 3.3m max)

Fireplace and living flame gas fire. Double doors leading to dining room.

DINING ROOM 10'10" x 8'6" max (3.3m x 2.6m max)

Sliding doors to garden.

PLAYROOM/BEDROOM 5 15'5" x 8'6" max (4.7m x 2.6m max)

Formerly a garage now converted to second sitting room or bedroom 5.

KITCHEN DINER 18'8" x 9'2" max (5.7m x 2.8m max)

Modern range of wall and base units with granite worktops and one and a half bowl sink with mixer tap. Integral double electric oven and five-ring gas hob plus microwave. Integral dishwasher and fridge freezer. Quality Karndean flooring.

UTILITY ROOM 5'3" x 4'7" max (1.6m x 1.4m max)

Wall and base units and plumbing for washer. Side door.

LANDING Storage cupboard and hot water tank.

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

Double bedroom with fitted wardrobes.

ENSUITE BATHROOM Three piece modern shower room with glazed shower cubicle. WC and hand wash basin plus tiled walls and floor and chrome wall mounted towel heater.

BEDROOM TWO 12'2" x 8'6" max (3.7m x 2.6m max)

Double bedroom.

BEDROOM THREE 10'10" x 9'10" max (3.3m x 3m max)

Double bedroom.

BEDROOM FOUR 8'6" x 8'6" max (2.6m x 2.6m max)

BATHROOM Three piece modern suite comprising of integral shower and glazed shower screen over bath, WC and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

EXTERIOR Occupying a generous sized 0.13 acre plot at end of cul-de-sac. Ample driveway parking including caravan storage and lawned garden to front. Single integral garage and beautifully landscaped lawned garden to rear and side with paved patio and storage shed. The plot also offers ample potential to extend the house or build a further garage, subject to planning.

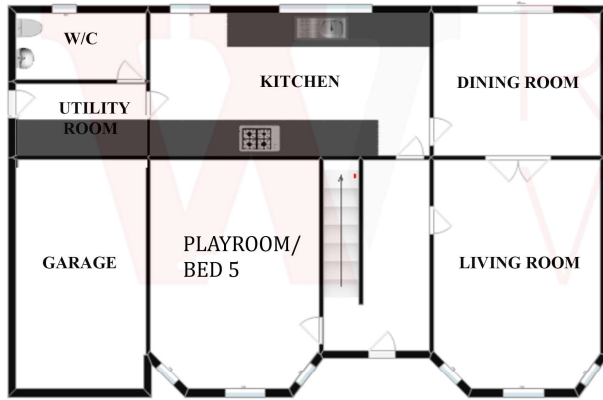
Freehold

Council Tax Band E

EPC - C

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