



6 Spenfield Court, Liversedge, West Yorkshire, WF15 7HR

Located on this small, select courtyard development of only four houses is this TWO/THREE BEDROOM detached bungalow, offering a versatile footprint that will suit a variety of buyers. Occupying an ample sized plot with pleasant views over Heckmondwike, the property enjoys a private south facing garden with paved areas to the rear and side, together with alternative level access to the rear, making it particularly convenient and accessible. The accommodation comprises an entrance hall, WC, lounge, dining room which could easily be reinstated as a third bedroom, kitchen, two double bedrooms and a modern shower room. A long tandem garage and driveway provide excellent parking and storage, with further potential to extend the property stpp. Situated in this highly sought after location close to the amenities of Roberttown and Liversedge, the property is also ideal for commuters, being approximately 10 minutes from the M62 motorway and within a five minute walk of Ofsted Outstanding schools. Requiring some cosmetic improvement but priced to reflect this, the property further benefits from gas central heating, uPVC double glazing and is offered to the market with NO CHAIN.

Offers in the region of £290,000

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ENTRANCE HALL

GUEST W/C WC & sink.

LIVING ROOM 20'4" x 12'6" max (6.2m x 3.8m max)

Inset living flame electric fire, archway to dining room.

DINING ROOM 15'5" x 9'6" max (4.7m x 2.9m max)

Archway to living room, can easily be split back to recreate third bedroom as it has two windows and easy access from hallway.

KITCHEN 12'2" x 9'6" max (3.7m x 2.9m max)

Wall & base units, worktop, 1.5 bowl sink with mixer tap, integral electric oven, hob & extractor fan, plumbing for automatic washing machine, rear door to garden.

MASTER BEDROOM 13'1" x 12'6" max (4m x 3.8m max)

Fitted wardrobes and dressing table.

BEDROOM TWO 10'10" x 9'6" max (3.3m x 2.9m max)

Double bedroom.

SHOWER ROOM Modern three piece shower room with glazed cubicle vanity sink, WC, chrome heated towel rail and storage cupboard.

GARDENS & EXTERIOR Occupying a good sized plot in the corner of this small development of only 4 houses. Low maintenance patio and tiered rear garden to side and rear with mature trees and shrubs. Garden and driveway parking to front with integral single garage with electric door housing wall mounted boiler.

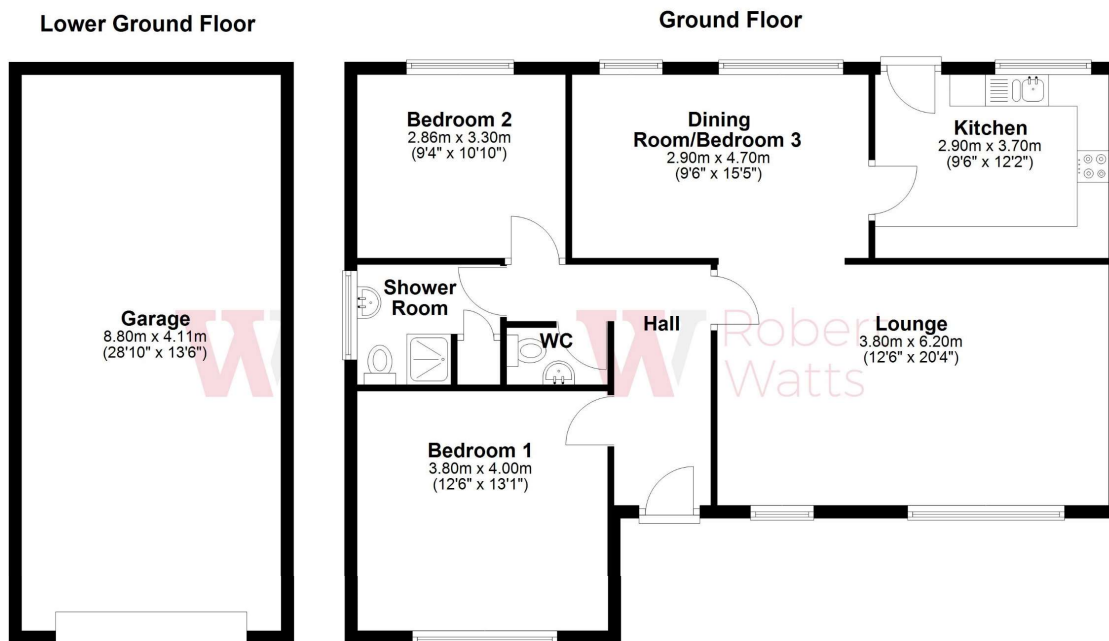
Please note there are steps leading up to the front door.

OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		