



## 354 Bradford Road, Liversedge, West Yorkshire, WF15 6BY

RECENTLY REDUCED! A RARE and EXCITING OPPORTUNITY has arisen to purchase this good sized, three bedroom DETACHED TRUE BUNGALOW sitting on a 0.35 ACRE PLOT. Offering tremendous scope for growing families to extend or redevelop, subject to planning, it is also perfect for those buyers who run a business from home and want space to grow. Situated in this popular Littletown area, the bungalow is set well back from the road with an open aspect overlooking Spen Beck to the rear and comprises two reception rooms, kitchen and bathroom with large attached garage. To the exterior is a large garden plot with ample driveway parking and storage land with detached summerhouse and storage buildings. Benefits from GCH & uPVC DG. EPC - D.

**Offers in excess of £375,000**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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

# 354 Bradford Road, Liversedge, West Yorkshire, WF15 6BY

## ENTRANCE HALL

### LOUNGE 14'5" x 14'1" max (4.4m x 4.3m max)

Having stone fireplace and log burning stove.

### DINING ROOM 10'10" x 10'2" (3.3m x 3.1m)

Archway to.....

### KITCHEN 12'6" x 10'2" max (3.8m x 3.1m max)

Range of wall and base units incorporating contrasting worktop, one and a half bowl sink and mixer tap. Double integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and door to rear.

### BEDROOM ONE 15'5" x 9'6" (4.7m x 2.9m)

### BEDROOM TWO 10'2" x 9'2" (3.1m x 2.8m)

### BEDROOM THREE 9'10" x 5'11" (3m x 1.8m)

**BATHROOM** Five piece modern suite comprising P-shaped bath with shower extension, glazed shower cubicle, vanity sink, wc and bidet. Tiling to walls.

**EXTERIOR** The property sits well back from Bradford Road and occupies a large plot of circa. 0.35 acres with driveway to the front providing ample off street parking and integral double garage measuring 21' x 16' (6.4m x 4.9m). Lawned garden to the side and rear plus ample land for storage purposes.

Open aspect to the rear overlooking Spen Beck and having a paved patio and timber summerhouse/home office with storage and a gazebo area measuring 8'10 x 8'10 (2.7m x 2.7m) which is a lovely place to entertain in the Spring and Summer months. There is also a detached lean-to storage area and container/workshop unit. The whole plot offers great potential to extend or redevelop, subject to planning.

Please note there is a public footpath from Bradford Road running along the driveway to the side of the plot.

**TENURE** Freehold

Council Tax Band C

EPC Rating - D

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.





**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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