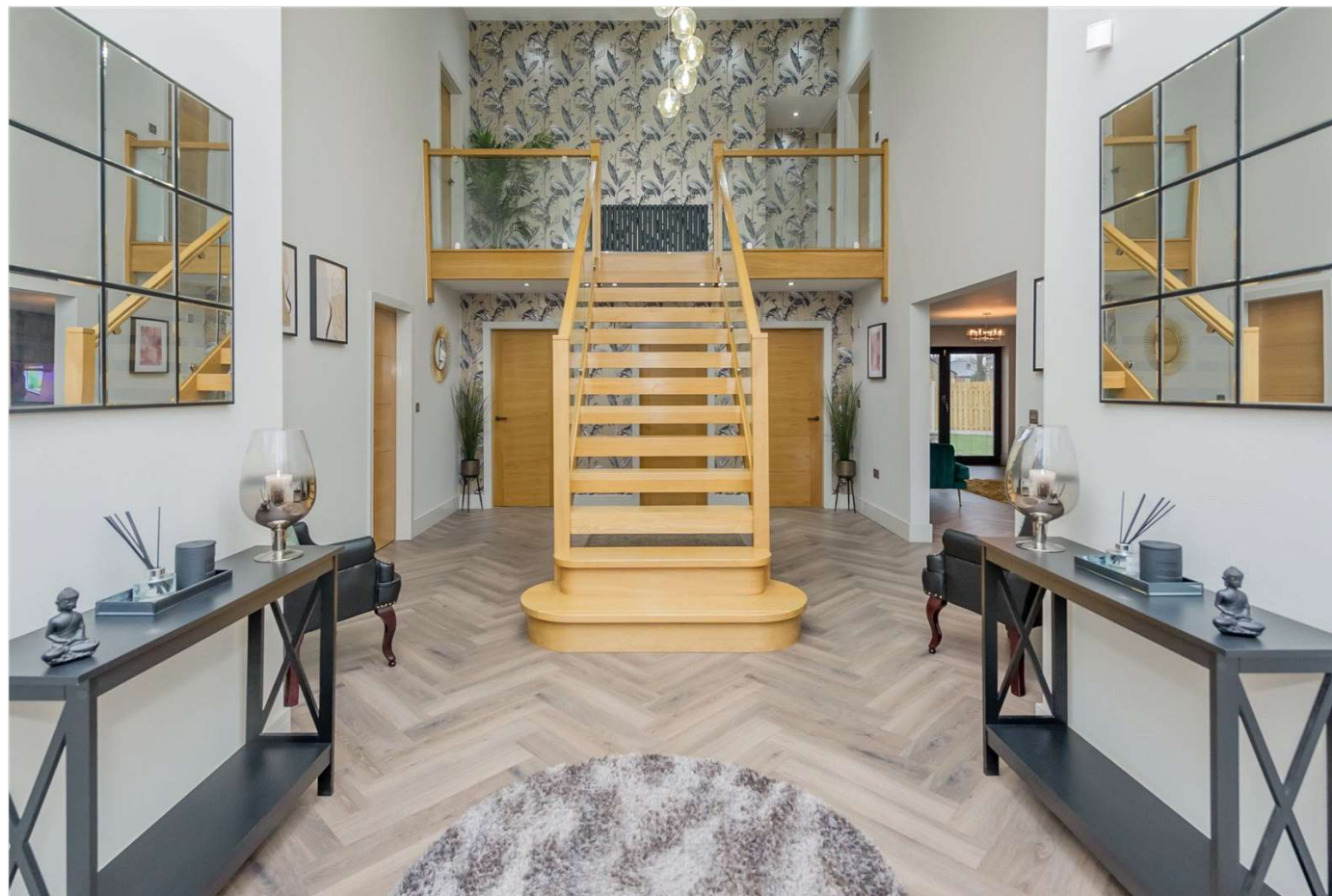




35 Headlands Road, Liversedge, West Yorkshire, WF15 7NT
Asking Price: £599,995

35 Headlands Road, Liversedge, West Yorkshire, WF15 7NT

Finished to an IMMACULATE STANDARD rarely seen in the local market, this newly constructed FOUR BEDROOM, THREE BATHROOM detached home impresses on all fronts. Built on this exclusive new development of only two executive houses and located in this popular location offering easy access to the local schools. This super FAMILY HOME has a stylish and contemporary finish and includes a stunning full height feature entrance with bespoke oak and glazed staircase and 29ft fully integrated living dining kitchen which is great for entertaining. Offering four double bedrooms including two with dressing areas and ensembles as well as a four piece bathroom, utility room, lounge and WC. Situated on a good sized plot accessed via security gates with landscaped gardens and ample driveway parking. Benefits from GCH, uPVC DG and CCTV system.



Entrance Hall 24'3" x 14'5" max (7.4m x 4.4m max)
Impressive full height feature entrance hallway with bespoke oak and glazed timber staircase with pendant drop lighting. Full height double front door.

Lounge 20'4" x 13'1" max (6.2m x 4m max)
Fitted media wall and inbuilt contemporary style glazed electric fire. Bi-folding doors leading to garden and ceiling spot lights.

Living Kitchen 29'2" x 15'1" max (8.9m x 4.6m max)
Stunning range of wall and base units, contrasting Quartz worktops, island and breakfast bar. Double **electric oven**

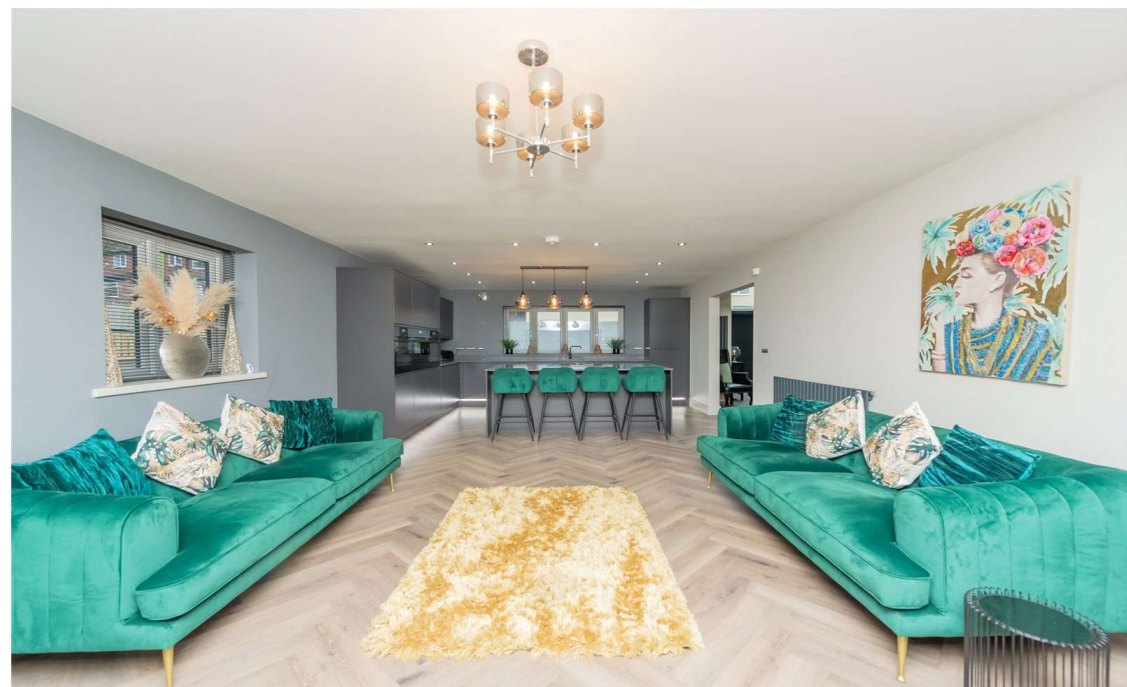
and microwave plus induction hob and inbuilt extractor. Integral dishwasher, fridge freezer and warming drawer. Pendant lighting and bi-folding doors from sitting area leading to garden.

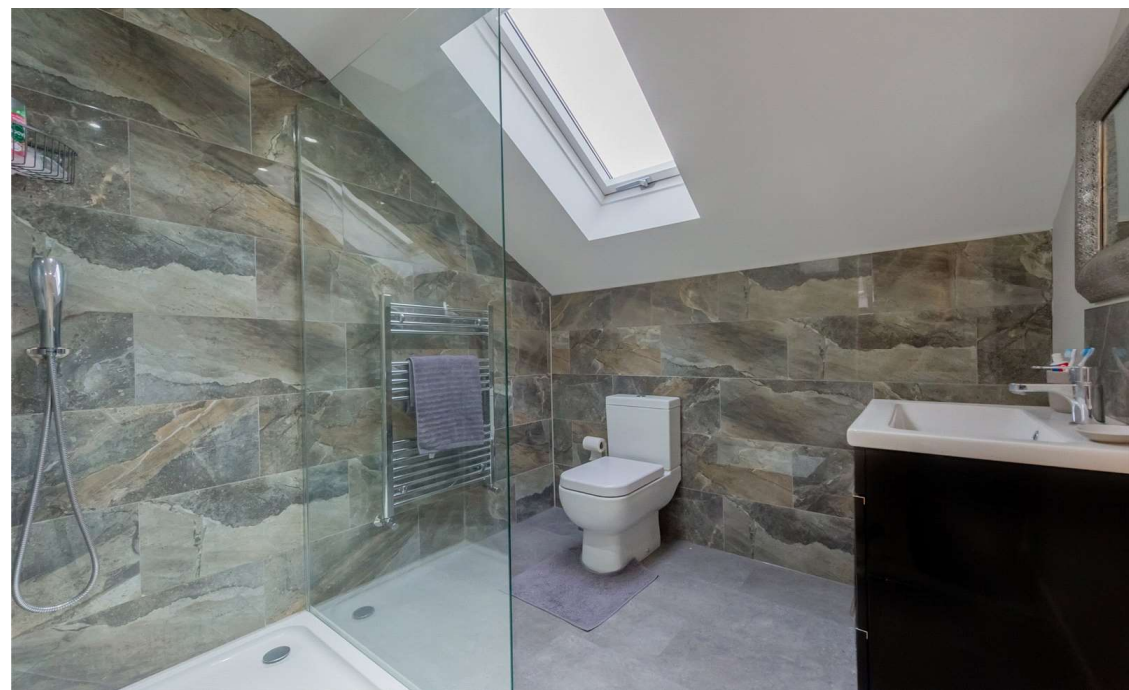
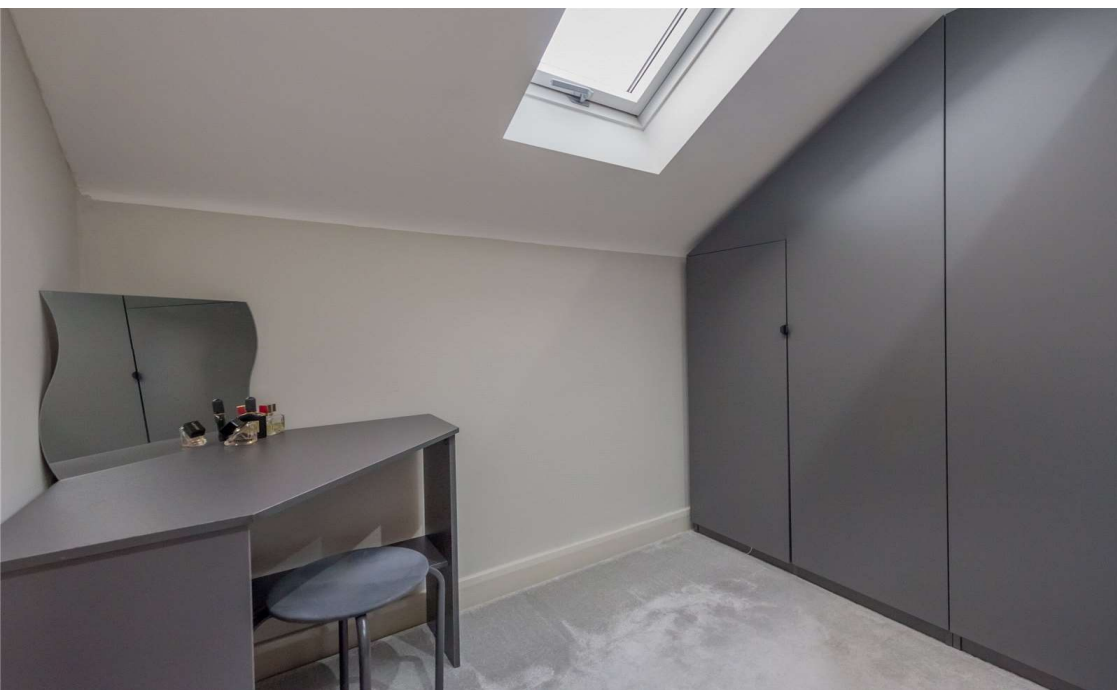
Utility Room 13'9" x 4'3" max (4.2m x 1.3m max)
Wall and base sink unit and plumbing for washer. Wall mounted boiler in cupboard.

WC WC and vanity sink.

Bedroom Four 15'9" (4.8) x 11'6" (3.5) + 4'7" (1.4) x 3'11" (1.2) max
Ground floor double bedroom with wall mounted TV point and dressing area.







Ensuite Bathroom Three piece suite comprising glazed shower cubicle, WC and vanity sink. Chrome wall mounted towel heater.

Landing Oak galleried landing.

Bedroom One 17'1" x 15'5" max (5.2m x 4.7m max)
Double bedroom with fitted wardrobes and useful eaves storage. Access to dressing room.

Dressing Room 7'10" x 7'3" (2.4m x 2.2m)

Ensuite Bathroom Glazed walk-in shower, vanity sink and WC. Tiled porcelain walls and chrome wall mounted towel heater.

Bedroom Two 15'1" x 14'5" max (4.6m x 4.4m max)
Double bedroom with eaves storage.

Bedroom Three 15'1" x 10'2" max (4.6m x 3.1m max)
Double bedroom with eaves storage.

Bathroom 14'1" x 8'10" max (4.3m x 2.7m max)
Stunning four piece suite comprising of free standing oval bath, glazed walk-in shower, WC and 'his and hers' vanity sink and lit mirrors. Porcelain tiled walls and floor and chrome wall mounted towel heater.

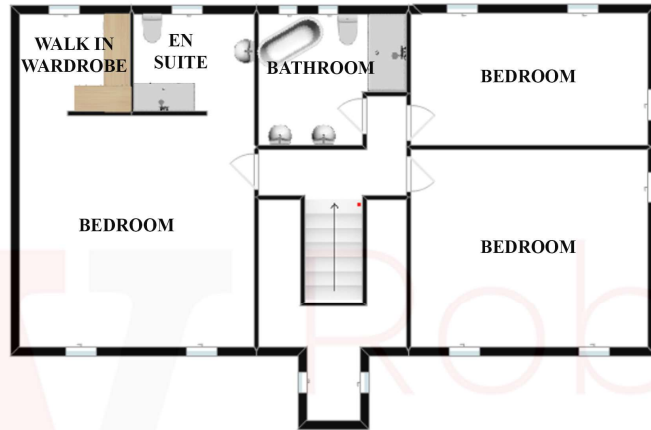
Exterior Situated on a good sized plot accessed off a private road off Headlands Road. Ample driveway parking to front and side with electric controlled security gates. Landscaped paved patio and good sized lawned garden to rear. Bespoke built timber summerhouse with bar area which is a great entertaining space measuring 14' x 11'2 (4.3m x 3.4m).

Freehold
Council Tax Band D
EPC - TBC

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



IMPORTANT NOTICE



FIRST FLOOR



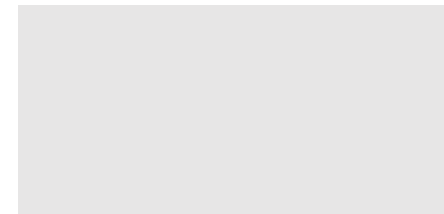
GROUND FLOOR



AGENTS NOTES:

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.



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