



26 Hare Park Lane, Hightown, Liversedge, WF15 8DQ

A great opportunity has arisen to purchase this DECEPTIVELY SPACIOUS two bedroom, true semi detached bungalow with NO CHAIN. Situated in this popular location in Hightown on a GOOD SIZED PLOT with potential to extend, it offers easy access to the local amenities but is within walking distance of countryside walks and the village of Hartshead. Offering a modern specification finish it comprises hall, lounge, kitchen, two good sized bedrooms and bathroom. There is a sizeable lawned garden to front with driveway providing ample off street parking and detached single garage. Attached to the garage is a purpose built summerhouse/bar which is great space for entertaining on the adjacent patio and lawned area. Benefiting from uPVC DG & GCH. EPC - TBC

Asking Price £250,000

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ENTRANCE HALL Having useful storage cupboard.

LOUNGE 16'9" x 10'10" max (5.1m x 3.3m max)

French doors onto garden and contemporary style fireplace and inset log effect electric fire with smoked finish.

KITCHEN 9'6" x 8'10" max (2.9m x 2.7m max)

Modern range of wall and base units incorporating contrasting worktop, one and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Integral fridge freezer and plumbing for auto washer. Cupboard housing boiler.

BEDROOM ONE 11'2" x 11'2" max (3.4m x 3.4m max)

BEDROOM TWO 9'10" x 9'6" max (3m x 2.9m max)

LOFT SPACE With recently lapsed planning permission providing potential to extend into roof space.

BATHROOM Modern three piece suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property occupies a good sized plot offering potential to extend (subject to recent planning as it has recently lapsed) accessed via security gates and having ample driveway parking and a detached garage. Attached to the garage measuring 14'1 x 5'11 (4.3m x 1.8) is a summerhouse and bar which opens onto the paved patio area and makes a great place to entertain. Good sized lawned garden to side, front and rear.

Freehold
Council Tax Band C
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.



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