



11 Spring Bank Drive, Liversedge, West Yorkshire, WF15 7QS

****REDUCED BY MOTIVATED SELLERS**** A rare opportunity has arisen to purchase this WELL PRESENTED THREE BEDROOM detached house. Situated in this most popular residential location within walking distance of the well regarded local schools including 'Norrithorpe Primary' where similar houses have been selling well and we expect strong interest in the subject. Comprising hall, lounge, dining kitchen and conservatory on the ground floor as well as three sizable first floor bedrooms and modern three piece bathroom. To the outside is a lawned garden to the front and driveway leading to single detached garage and decked SOUTH FACING garden to the rear. Benefitting from uPVC DG, GCH and alarm. EPC D

Asking Price £220,000

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ENTRANCE HALL Hallway.

LOUNGE 14'1" x 12'10" max (4.3m x 3.9m max)

Fireplace and pebble effect electric fire. Double doors to dining room.

KITCHEN DINER 15'9" x 11'10" max (4.8m x 3.6m max)

Range of wall and base units, worktop, breakfast bar and one and half bowl sink with mixer tap. Double electric oven and four-ring gas hob plus extractor. Plumbing for washer and pantry. Side door and cupboard housing boiler. Doors to;

CONSERVATORY 11'10" x 7'3" max (3.6m x 2.2m max)

Access to rear garden.

BEDROOM ONE 16'1" x 9'2" max (4.9m x 2.8m max)

BEDROOM TWO 10'10" x 8'2" max (3.3m x 2.5m max)

BEDROOM THREE 7'7" x 7'7" max (2.3m x 2.3m max)

BATHROOM Three piece suite comprising of integral shower and glazed shower screen over bath, WC and wash hand basin.

Tiled walls and storage cupboard with hot water tank.

EXTERIOR Pleasant low maintenance decked garden to the rear and lawned garden with driveway for off street parking and detached garage to the front.

TENURE Freehold

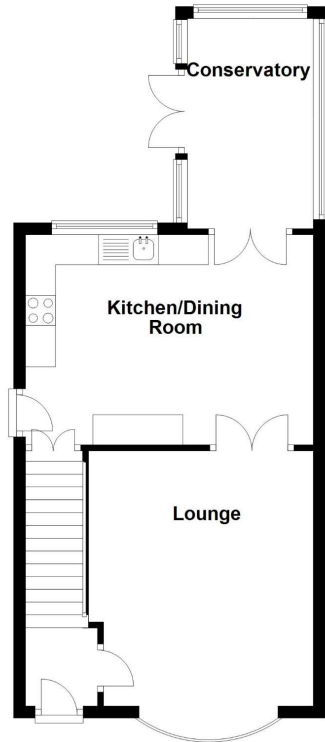
Council Tax Rating C

EPC - D

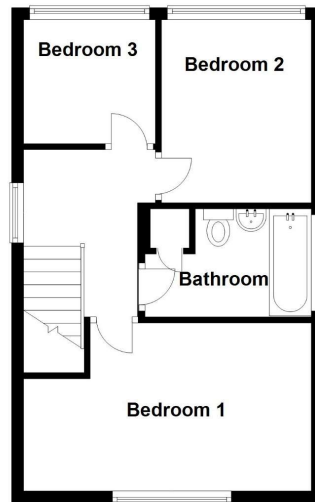
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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