



## 42 Clough Lane, Liversedge, West Yorkshire, WF15 8AD

CHARMING, TWO/THREE BEDROOM CHARACTER COTTAGE located in this highly desirable semi rural location between Hightown and Hartshead with delightful OPEN ASPECT VIEWS to both front and rear. This beautiful home and offers easy access to lovely countryside walks but is also handily situated for the local towns and the M62 and is ideal for those looking to downsize or professional couples. Finished to a high specification, the extended and versatile footprint was formerly three bedrooms but now comprises hall, lounge, open plan dining kitchen opening onto the rear garden, WC/wet room, cellar, two bedrooms, bathroom and shower room which could easily be converted to the third bedroom. To the exterior is a pleasant lawned garden benefiting from the views over the farmland to the rear with useful stone storage building. Benefits from GCH & uPVC DG. EPC - D.

**Asking Price £250,000**

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## HALLWAY

### LIVING ROOM 15'5" x 13'5" max (4.7m x 4.1m max)

Open staircase and stove effect living flame fire.

### KITCHEN 10'2" x 8'2" max (3.1m x 2.5m max)

Modern range of wall and base units finished in grey gloss with complimentary worktops and sink, integrated double electric oven and four-ring electric hob with extractor fan. Plumbing for dishwasher and tiled floor. Open to;

### DINING ROOM 10'10" x 9'6" (3.3m x 2.9m)

Sliding doors to garden and side door.

**WC/WET ROOM** WC & wet room with plumbing for washing machine.

**CELLAR** Useful cellar with window and wall mounted boiler.

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

### BEDROOM TWO 9'6" x 6'7" (2.9m x 2m)

**BATHROOM** Four piece modern suite including bath, WC, hand wash basin and bidet. Wall mounted towel heater and tiled walls and floor. This was formerly bedroom three and could be converted back if more bedrooms were needed, subject to building regulations.

**SHOWER ROOM** Three piece modern shower room comprising glazed cubicle, WC and hand wash basin. Tiled walls and floor.

**EXTERNAL** Small garden to front. Pleasant paved patio and lawned garden to rear with super views over open farmland. Stone storage building. Pathway to Clough Lane to rear of neighbouring houses.

**TENURE** Freehold

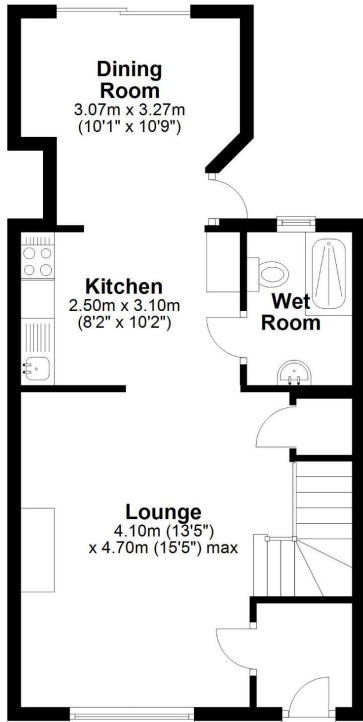
Council Tax Band B

EPC Rating - D

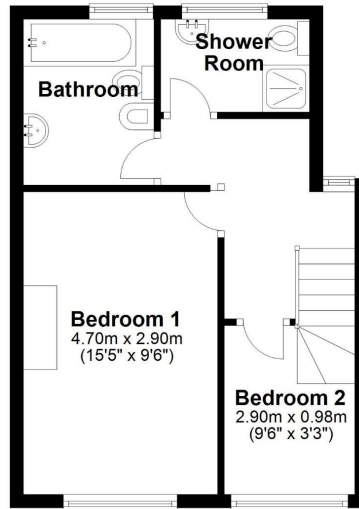
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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