



2 Thornleigh Drive, Liversedge, West Yorkshire, WF15 6HP

This WELL MAINTAINED, three bedroom detached house presents an excellent opportunity for those FAMILY BUYERS seeking a convenient home close to the local amenities, the 'Spenny' cycle/footpath and schools, including well regarded 'Heckmondwike Grammar School'. Occupying a good sized plot on this popular modern development, it benefits from a well-kept garden, perfect for outdoor relaxation and entertaining with off-street parking and a garage. Comprises hall, WC, two reception rooms, modern kitchen, three bedrooms, the master with ensuite and family bathroom. Sold with NO CHAIN and benefits from GCH & uPVC DG. EPC - D.

Asking Price £265,000

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ENTRANCE HALL Hallway with storage cupboard.

WC WC and wash hand basin.

LOUNGE 15'5" x 11'6" max (4.7m x 3.5m max)

Fireplace with gas fire. Wall mounted A/C unit.

DINING ROOM 10'6" x 8'10" max (3.2m x 2.7m max)

Sliding patio doors to garden and archway to lounge.

KITCHEN 10'6" x 9'2" max (3.2m x 2.8m max)

Modern range of wall and base units in gloss white with contrasting black worktop. Integral electric oven and four-ring gas hob plus extractor. Plumbing for washer, useful pantry and wall mounted boiler. Side door.

BEDROOM ONE 11'6" (3.5) x 10'2" (3.1) max plus doorway

With fitted wardrobes and dressing table.

ENSUITE BATHROOM Three piece suite comprising of electric shower and glazed shower cubicle, WC and wash hand basin.

BEDROOM TWO 13'5" (4.1) x 9'6" (2.9) max plus robes

With fitted wardrobes along one wall and bedside drawers.

BEDROOM THREE 8'10" x 6'11" max (2.7m x 2.1m max)

BATHROOM Three piece suite comprising of bath with shower extension, WC and wash hand basin. With useful storage cupboard.

EXTERIOR Lawned garden to front and block paved driveway to front, side and rear providing ample off street parking. Lawned garden and patio to rear. Timber summerhouse with power and single brick built detached garage.

Please note this sale relates to probate which has been applied for but not received.

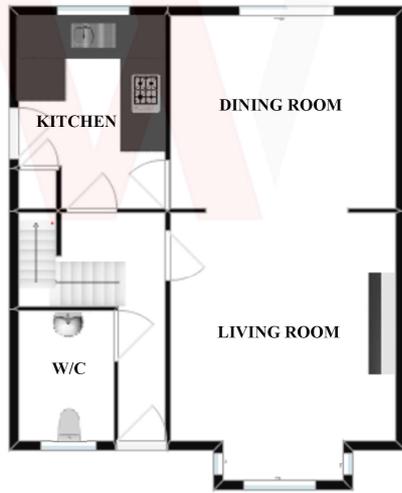
Freehold

Council Tax Band D

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.





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