



1 Bullace Trees Lane, Roberttown, Liversedge, WF15 7PF  
Offers in excess of: £700,000

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STUNNING, SIX DOUBLE BEDROOM detached home on this exclusive, gated development of only three executive detached houses. Located in this highly desirable village location adjacent to 'All Saints Church' offering easy access to the local amenities, the well regarded school and nearby countryside walks. Finished to a high specification throughout by a renowned local developer in 2021, this fabulous versatile home offers a total footprint of c. 2,271 sqft, excluding the double garage, which gives FAMILY BUYERS ample room to grow into the accommodation arranged over three floors. Comprises hall, lounge, snug, 23ft contemporary style open plan living kitchen with bi-folding doors to the garden, utility, WC, four first floor bedrooms inc. two with ensembles, family bathroom as well as a further ensuite bedroom and study/bedroom on the second floor which is an ideal 'teenagers annex'. Landscaped sizeable garden with double driveway and double garage. GCH & uPVC DG. EPC - B.



**Entrance Hall** Useful under stairs storage.

**Guest Cloak Room** Vanity sink unit and WC.

**Lounge 18'4" x 12'6" max (5.6m x 3.8m max)**  
Having feature timber wall panelling. Fireplace with timber mantle and wood burning stove.

**Study/Play Room/Sitting Room 12'6" (3.8) x 8'6" (2.6)  
plus 6'3" (1.9) x 3'11" (1.2)**

**Kitchen Family Room 23' x 20' max (7m x 6.1m max)**

Hugely impressive room which is the focal point of the house with a modern range of wall and base units incorporating Quartz work top, inset sink and mixer tap and breakfast bar. Integral double oven, induction hob and extractor, dishwasher and two wine coolers. Space for US style fridge freezer and useful pantry. Feature roof lantern giving excellent natural light and bi-folding doors leading to garden.

**Utility Room 12'2" x 6'3" max (3.7m x 1.9m max)**  
Range of wall and base units incorporating sink unit. Integral auto washer and dryer and door to rear.

**Bedroom One 13'1" x 12'2" (4m x 3.7m)**  
Having fitted wardrobes.







**Ensuite Bathroom** Three piece modern suite comprising glazed shower cubicle, vanity sink and WC. Tiling to walls and floor, chrome heated towel rail and vanity mirror.

**Bedroom Two 12'2" (3.7) x 9'2" (2.8) plus doorway**

**Ensuite Bathroom** Three piece ensuite comprising glazed shower cubicle, vanity sink and WC. Chrome wall mounted towel heater and tiled walls.

**Bedroom Three 10'2" (3.1) x 9'10" (3) Plus Recess**  
Fitted sliding wardrobes.

**Bedroom Four 11'10" x 11'6" max (3.6m x 3.5m max)**  
Fitted sliding wardrobes.

**Family Bathroom** Modern three-piece suite comprising free-standing oval bath with claw feet and central tap and shower extension, vanity sink and WC with tiled walls and flooring and vanity mirror.

**Bedroom Five 13'1" x 11'2" (4m x 3.4m)**  
Eaves storage.

**Ensuite Bathroom** Three-piece suite comprising glazed shower cubicle, WC and hand wash basin. Chrome wall mounted towel heater.

**Bedroom Six 13'1" x 12'6" (4m x 3.8m)**

**External 19'8" x 19'8" (6m x 6m)**

Accessed via electric gates, leading to a development of just three houses with private double driveway and double garage measuring 19'8 x 91'8 (6m x 6m). Lawned garden to front with outside lights. Delightful landscaped laved patio and lawned garden with decking area to rear.

**Tenure** Freehold.  
**Council Tax Rating** F.  
**EPC Rating** B.

**IMPORTANT NOTICE**

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.

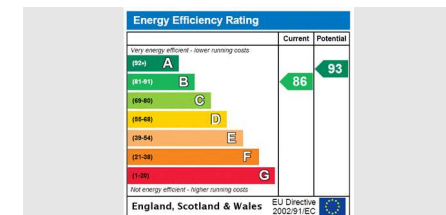




**AGENTS NOTES:**

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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