



373C Halifax Road, Hightown, Liversedge, WF15 8DU
Asking Price: £550,000

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Situated on this SELECT, EXECUTIVE development of only three modern houses built in 2009, this five double bedroom detached home offers an IMPRESSIVE FOOTPRINT. Ideally suiting GROWING FAMILY BUYERS it boasts FOUR ENSUITE BEDROOMS and is arranged over three floors. Handily situated in popular Hightown offering easy access to the local schools and amenities as well as lovely countryside walks. Offering a modern specification finish it comprises hall, dining kitchen, 24ft lounge, utility and WC on the ground floor with four bedrooms on the first floor, the master with en suite and dressing room as well as two other en suite bedrooms and family bathroom plus large bedroom and bathroom on the second floor. Ample driveway parking and garage with lawned gardens to the front and rear. Benefits from GCH with underfloor heating to ground floor, uPVC DG & Alarm.



Entrance Hall Having staircase up to galleried landing. Underfloor heating to ground floor rooms.

Guest WC Wc and hand wash basin.

Lounge 24'3" x 12'10" max (7.4m x 3.9m max)
Dual aspect room having French doors to garden.

Kitchen Diner 17'5" (5.3) x 8'10" (2.7) plus 10'6" (3.2) x 9'6" (2.9) max

Range of modern wall and base units with a cream gloss finish with complementary quartz work tops, one and a half bowl inset sink and mixer tap. Double **electric oven**

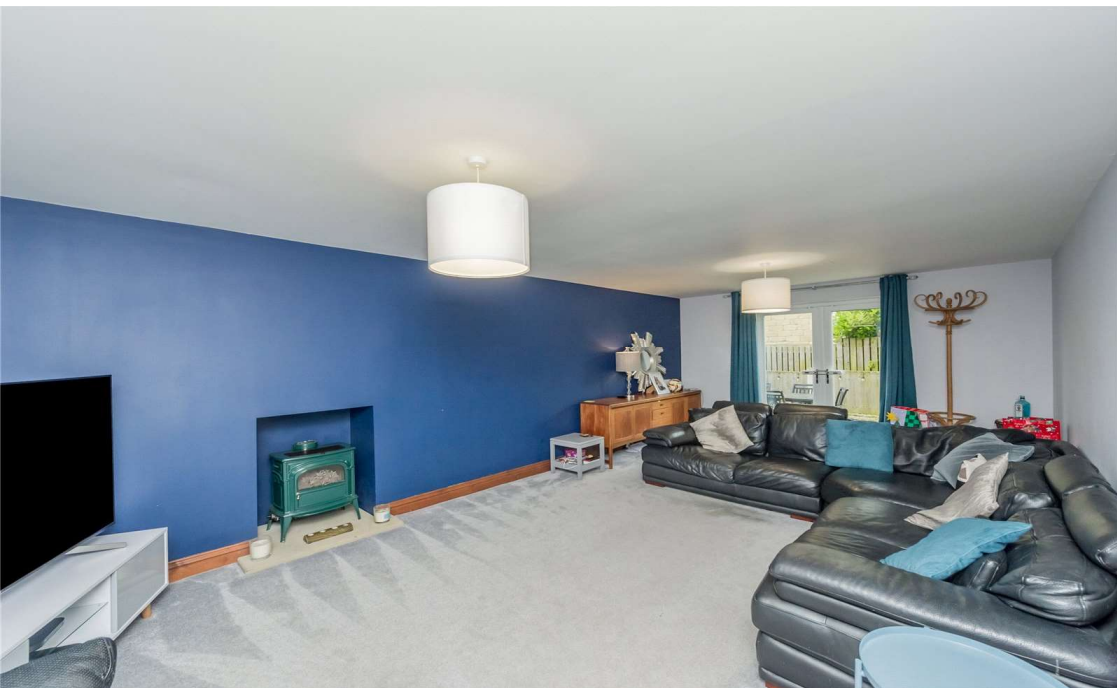
and five ring gas hob plus extractor. Integral dishwasher, fridge freezer and auto washer. Porcelain tiled floor.

Utility Room 9'6" x 6'3" max (2.9m x 1.9m max)
Having sink unit, plumbing for auto washer and vent for dryer. Door to rear.

Bedroom One 18'4" x 12'10" max (5.6m x 3.9m max)
Dual aspect master bedroom with walk in dressing room off with hanging rails and window.

En Suite Three piece modern wet room comprising glazed shower cubicle, wc and hand wash basin. Tiling to walls and floor.







Bedroom Two 12'10" x 10'10" (3.9m x 3.3m)

Double bedroom.

En Suite Walk-in shower cubicle with rain shower head and a hand held attachment. Wall-mounted wash basin and a low level flush WC, heated chrome towel rail.

Bedroom Three 10'6" x 9'10" (3.2m x 3m)

Double bedroom.

En Suite Three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiling to floor.

Bedroom Four 10'6" x 10'6" (3.2m x 3.2m)

Double bedroom.

Bathroom Three piece modern suite comprising oval bath with shower extension, wc and hand wash basin. Tiling to walls and floor.

Second Floor

Bedroom Five 14'5" (4.4) x 12'6" (3.8) plus 7'3" (2.2) x 3'7" (1.1)

Double bedroom.

Bathroom Three piece modern suite comprising bath, wc and hand wash basin. Useful eaves storage.

Exterior 17'5" x 12'10" (5.3m x 3.9m)

The property benefits from a lawned garden to the rear with paved patio and purpose built bar area which is ideal for entertaining. Single integral garage measuring 17'5 12'10 (5.3m x 3.9m) having electric door. Double driveway parking and gravelled area and lawned garden to front.

Freehold
Council Tax Band E
EPC - TBC

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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