



## 238 Roberttown Lane, Liversedge, West Yorkshire, WF15 7LL

Want a FAMILY HOME located in one of the most popular villages in our area? Located on a modern development on the edge of the Roberttown village with a semi-rural feel, it offers easy access to the M62 Motorway network and benefits from being in the catchment of the WELL REGARDED PRIMARY SCHOOL AND HECKMONDWIKE GRAMMAR SCHOOL. Finished to a high specification and offering a good sized footprint with hall, WC, lounge, dining kitchen and conservatory expanding ground floor space. The first floor comprises of four bedrooms, the master with dressing room and ensuite and family bathroom. Parking to the property is accessed to the rear via gates leading to driveway and single garage with enclosed landscaped gardens. A super opportunity for the growing family looking for modern versatile accommodation in sought after location. Benefits from GCH & uPVC DG. EPC - C.

**Asking Price £390,000**

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**ENTRANCE HALL** Useful storage cupboard under stairs.

**WC** WC and hand wash basin.

**LOUNGE** 16'1" x 11'2" + bay (4.9m x 3.4m + bay)

**KITCHEN DINER** 19'8" x 14'5" max (6m x 4.4m max)

Open plan kitchen diner with a modern range of wall and base units, complimentary worktops and inset sink with mixer tap. Integral double electric oven and four-ring gas hob plus extractor. Plumbing for dishwasher and clever space saving utility cupboard off with plumbing for washer and dryer. Two sets of French doors leading to the conservatory and garden.

**CONSERVATORY** 11'6" x 8'10" max (3.5m x 2.7m max)

With double French doors from the kitchen and another set leading to garden.

**LANDING** Cupboard housing water tank and access to boarded loft space.

**BEDROOM ONE** 12'6" x 10'2" max (3.8m x 3.1m max)

With dressing room off...

**DRESSING ROOM** 8'2" x 5'11" max (2.5m x 1.8m max)

Fitted wardrobes.

**ENSUITE BATHROOM** Three piece modern suite comprising of shower and glazed shower cubicle, WC and hand wash basin. Tiled walls.

**BEDROOM TWO** 12'2" x 10'10" max (3.7m x 3.3m max)

Built-in wardrobes.

**BEDROOM THREE** 11'2" x 9'6" max (3.4m x 2.9m max)

Built-in wardrobes.

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

Built-in wardrobes.

**BATHROOM** Four piece modern suite comprising of bath with shower extension, shower, WC and hand wash basin. Tiled walls.

**EXTERIOR** Low maintenance garden to front. Landscaped low maintenance artificial lawned garden and paved patio to rear with driveway for off street parking and single garage measuring 19' 10'6 (5.8m x 3.2m).

Please note there is a service charge for communal garden maintenance on the development and this is circa. £200 per annum. Further details are available on request.

Freehold

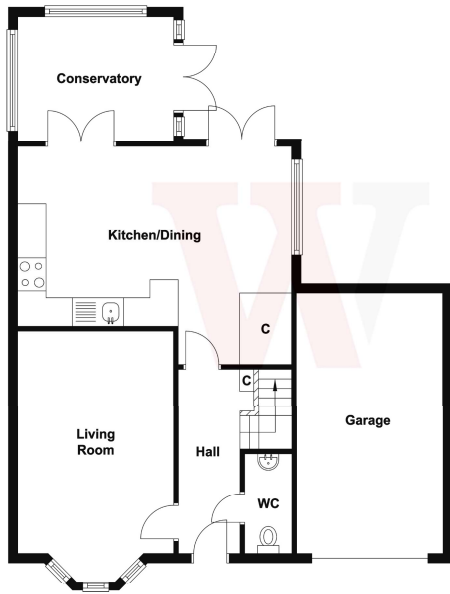
Council Tax Band D

EPC - TBC

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**

