



140 Hightown Road, Hightown, Liversedge, WF15 8BZ

FAST TRACK SALE - QUICKER COMPLETION: Ask for further information. **STYLISH and CHARACTERFUL**, 1920's detached dormer bungalow which we believe was one of the first houses ever to be built on Hightown Road. 'Lyndhurst' offers a superb mix of period features and more contemporary fixtures and fittings which has been much improved by the current owners. Offering a **DECEPTIVELY SPACIOUS & VERSATILE FOOTPRINT** to suit a multitude of buyers including families as the popular schools and amenities are close by. Whilst the majority of accommodation is on the ground floor, it also benefits from first floor space ideally suited for a 'teenager or granny annex' having a bedroom, dressing room / office and modern bathroom. On the ground floor the accommodation comprises hall, lounge, extended open plan dining kitchen with island unit, two double bedrooms, modern luxury shower room and porch. The property sits on a good sized plot with a driveway leading to a detached double garage and lawned gardens to the front. To rear is a West facing, well maintained feature garden with paved patio area, well stocked gardens and purpose built home office with power ideal for those who WFH. Benefits from GCH & recently fitted uPVC DG and roof. EPC -

Asking Price £395,000

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ENTRANCE PORCH External porch leading to;

ENTRANCE HALL Spacious hallway with period style picture rail and useful under stairs storage. Open timber staircase and timber panelling.

LIVING ROOM 13'9" x 11'10" max (4.2m x 3.6m max)

Fireplace and electric fire with pebble effect finish. Bay window and period picture rail.

DINING KITCHEN 21'4" x 11'10" max (6.5m x 3.6m max)

Open plan dining kitchen which is an ideal entertaining space. Modern range of wall and base units, complimentary worktops, inset one and a half bowl sink with mixer tap and island unit. Range oven and grill and integral dishwasher. Fireplace and stone effect living flame gas fire.

PORCH 6'7" x 6'7" max (2m x 2m max)

Utility porch with plumbing for washer and dryer. Rear door.

BATHROOM Ground floor modern three piece suite comprising of glazed shower cubicle, WC and hand wash basin. Tiled walls and chrome wall mounted towel heater.

BEDROOM ONE 14'5" x 11'10" max (4.4m x 3.6m max)

Ground floor bedroom with fitted wardrobes and alcoving along one wall. Bay window.

BEDROOM TWO 13'5" x 9'10" max (4.1m x 3m max)

Ground floor rear bedroom.

OPEN PLAN LANDING AREA 13'1" x 8'6" max (4m x 2.6m max)

Spacious landing/study area ideal for those who WFH. With storage cupboard and natural light. This whole floor makes a great 'teenagers/granny annex'.

BEDROOM THREE 10'10" x 9'10" max (3.3m x 3m max)

Bedroom with eaves storage and built-in cupboard.

BATHROOM Three piece suite comprising of glazed shower screen and shower extension over P-shaped bath. Hand wash basin and WC with tiled walls and chrome wall mounted towel heater. Storage cupboard.

EXTERIOR Occupying a good sized plot set back from Hightown Road. Lawned garden and paved patio to front with driveway for off street parking leading to a double detached garage with power measuring 19'8 x 18'4 (5.6m x 6m) which was built in 2020.

Purpose built timber garden office with broadband, power and insulation measuring 8'10 x 6'7 (2.7m x 2m). Pleasant paved patio and lawned West facing garden with mature trees and shrubs to rear with decking area.

Freehold

Council Tax Band - D

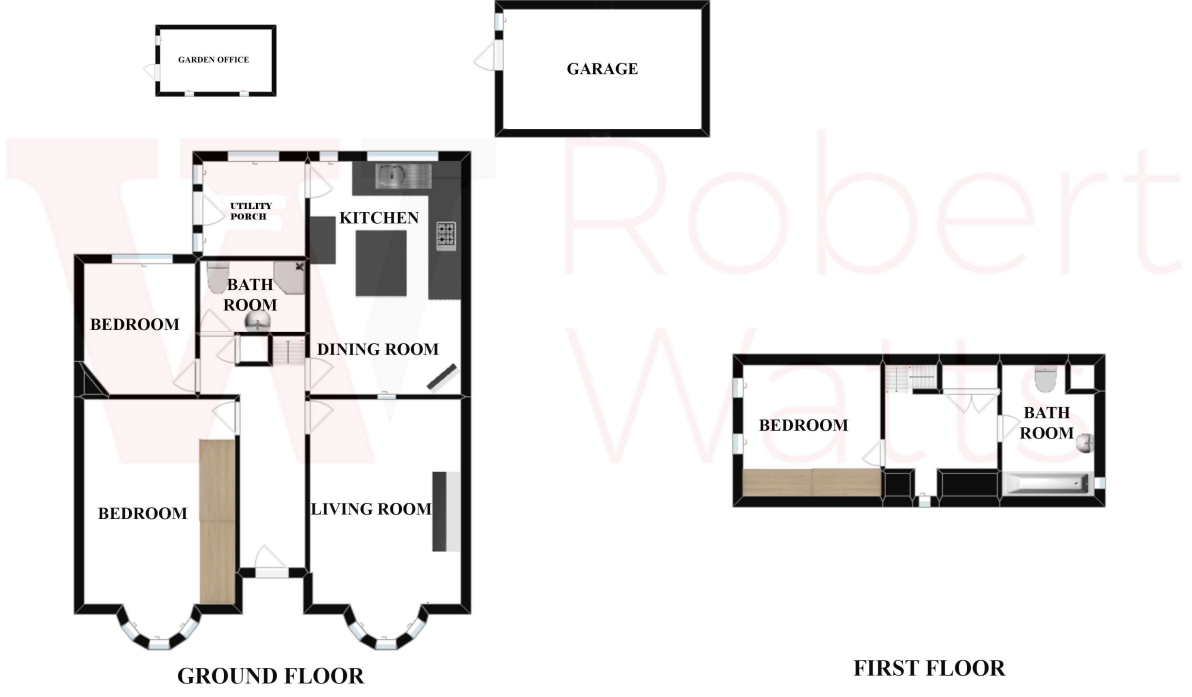
EPC -




Please note the house was re-roofed and had uPVC double glazed windows and doors fitted in 2016, a boiler fitted in 2017, one bathroom in 2019 and the other in 2023 and kitchen in 2020.

FAST TRACK PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing to purchase the property.

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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