



21 Cuniver Court, Hightown, Liversedge, WF15 8LR

WELL PRESENTED, three bedroom end townhouse situated on this always popular modern development. Located in Hightown offering easy access to the local schools and amenities of Cleckheaton, it sits at the end of the cul-de-sac on a good sized plot. Ideally suiting FAMILY BUYERS this deceptively spacious home is offered with NO CHAIN and comprises hall, WC, two reception rooms, kitchen, three bedrooms including master ensuite and family bathroom. Tandem driveway parking and with pleasant lawned and decked garden to the rear with storage shed with power. Benefits from GCH, uPVC DG & alarm. EPC - C.

Asking Price £230,000

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ENTRANCE HALL Having tiled flooring.

GUEST WC Hand wash basin and wc.

LOUNGE 15'5" x 13'5" plus bay (4.7m x 4.1m plus bay)

Fireplace and gas fire. Useful understairs storage and French doors to

DINING ROOM 10'2" x 8'2" (3.1m x 2.5m)

Tiled flooring and doors to rear.

KITCHEN 10'6" x 8'6" max (3.2m x 2.6m max)

Wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and cupboard housing boiler. Door to rear.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 10'6" x 10'6" max (3.2m x 3.2m max)

Having fitted wardrobes and bed head cupboard.

EN SUITE Three piece modern suite comprising glazed shower cubicle, wc and hand wash basin.

BEDROOM TWO 12'2" x 8'10" max (3.7m x 2.7m max)

BEDROOM THREE 7'10" x 6'7" (2.4m x 2m)

BATHROOM Three piece suite comprising bath with shower extension over, wc and hand wash basin. Tiling to walls.

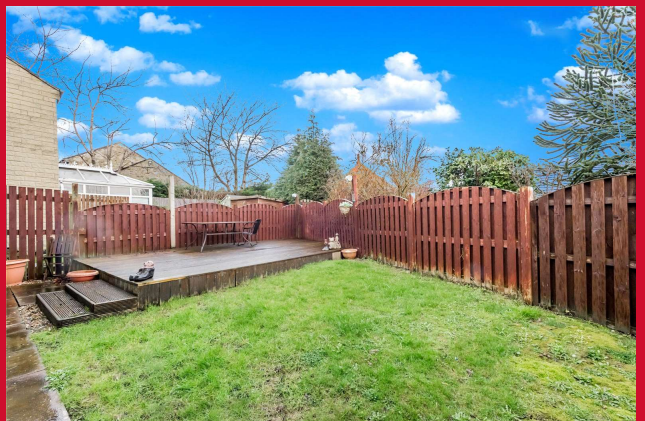
EXTERIOR The property benefits from driveway to the side providing tandem parking for two cars. Pleasant lawned garden to the rear with decked area and timber shed with power.

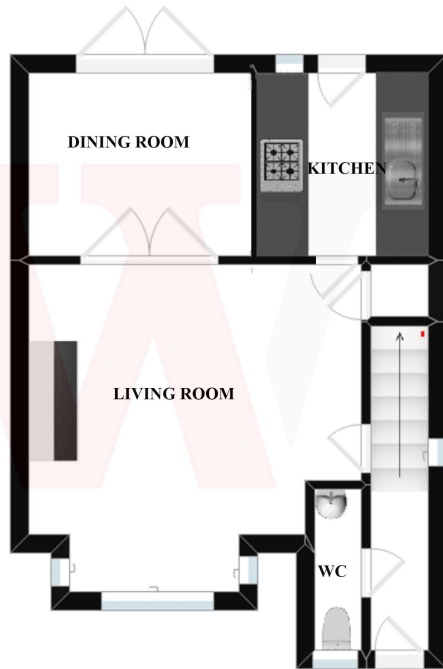
Freehold

Council Tax Band C

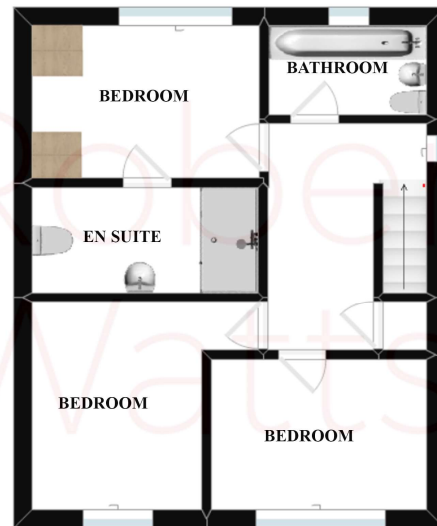
EPC - C

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