



Springfield Hall, 614 Halifax Road, Liversedge, West Yorkshire, WF15 8HU

For GROWING or MULTI-GENERATION FAMILIES looking for that extra space to expand, this 6/7 BEDROOM detached home really does deliver. Offering a versatile circa. 2,100 sqft footprint with THREE RECEPTION ROOMS plus conservatory, it has historic links to the original 'Springfield Hall' which sat on the site immediately to the rear. Incorporating many original period features including utilising the original brick work for the feature fireplace in the lounge, the stone archway leading to the dining room and the unique round window in the master bedroom. Offering a super opportunity to create a 'granny/teenagers annex' in the large converted integral garage it also offers ground floor bedroom space as well as two bathrooms, kitchen, wc and utility. The house enjoys ample off street parking, a pleasant lawned garden and a substantial detached garage/workshop with eaves storage. Benefiting from SUDG & GCH.

Asking Price £535,000

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ENTRANCE PORCH Leading to:

HALLWAY With under stairs storage, wc and sink off.

LIVING ROOM 22'8" x 11'2" max (6.9m x 3.4m max)

Spacious full length lounge with original Springfield Hall brick work fireplace, cast iron shield above and inset living flame gas fire. French doors leading to garden and door leading to sitting room.

SITTING ROOM 21'8" x 9'6" max (6.6m x 2.9m max)

Pleasant sitting room area with doors leading to garden.

DINING ROOM 10'6" x 9'10" (3.2m x 3m)

With smoked glazed doorway leading to lounge through feature period stone archway.

CONSERVATORY 8'10" x 8'6" max (2.7m x 2.6m max)

Modern conservatory with radiator allowing the room to be used year round and doors leading to garden.

KITCHEN 14'5" x 8'6" max (4.4m x 2.6m max)

Range of wall and base units with complimentary work tops and breakfast bar. Inset 1.5 bowl sink and mixer tap, electric oven with 5 ring gas hob and built in microwave. Integral dishwasher. Access to the conservatory, dining room and utility room.

UTILITY ROOM 8'2" x 7'10" max (2.5m x 2.4m max)

With matching wall and base units with sink, plumbed for washer with wall mounted boiler.

GROUND FLOOR BEDROOM 5 17'1" x 8'6" max (5.2m x 2.6m max)

Converted from the integral garage this double bedroom, bedroom 6 and bedroom 7 make an ideal opportunity to be used as a 'granny/teenagers annex' or used as office/study/playroom areas.

GROUND FLOOR BEDROOM 6 4.1 x 12'6" max (4.1 x 3.8m max)

BEDROOM 7/OFFICE 21'8" x 8'2" max (6.6m x 2.5m max)

Versatile room situated on first floor with roof light. Eaves storage off.

BEDROOM 1 14'5" x 8'6" max (4.4m x 2.6m max)

With fitted wardrobes and round feature window.

ENSUITE BATHROOM Three piece suite including P-shaped bath with electric shower and glazed shower screen over, wc and sink. Tiled walls and floor and storage cupboard.

BEDROOM 2 11'10" x 11'2" max (3.6m x 3.4m max)

With fitted wardrobes and drawers along one wall.

BEDROOM 3 10'6" x 10'2" (3.2m x 3.1m)

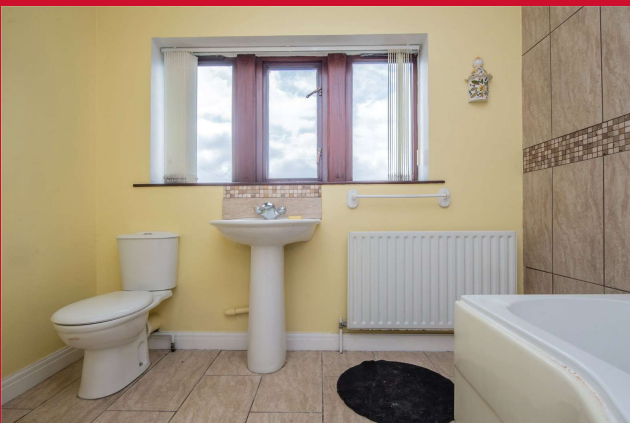
BEDROOM 4 11'2" x 7'3" (3.4m x 2.2m)

BATHROOM Spacious bathroom with 4 piece modern suite including shower cubicle, bath, wc and sink. Useful storage cupboard.

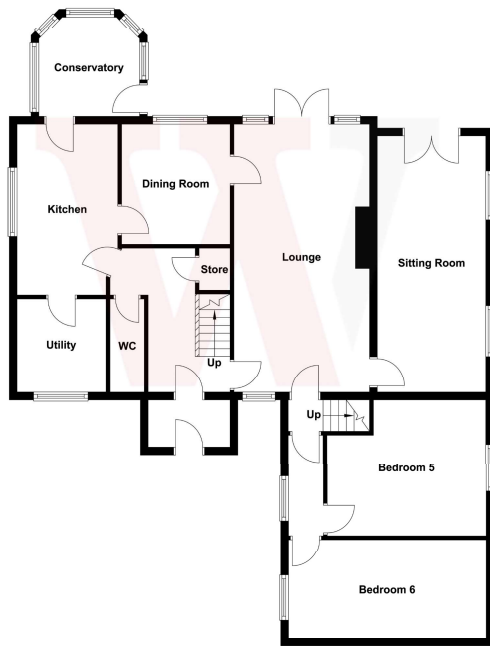
EXTERNAL 21'4" x 12'2" (6.5m x 3.7m)

The property is set back from Halifax Road and is accessed via an electronically operated security gate leading to a tarmacadam forecourt area with ample off street parking. The driveway continues around the side of the house leading to a substantial detached single garage/workshop with eaves storage measuring 21' x 12' (6.5m x 3.7m). The property can also be accessed from the rear leading on to Church Street. To the rear there is a pleasant paved patio area and good sized lawned garden with paved area to the side.

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

