



8 Liversedge Hall Lane, Liversedge, WF15 7DB

WELL PRESENTED and SUPER OPPORTUNITY for a GROWING FAMILY Buyer to purchase this 3/4 bedroom semi-detached home. Ideally situated close to the well regarded schools including Heckmondwike Grammar School, the house has a good sized footprint with open plan modern dining kitchen as well as lounge, conservatory, wc and utility on the ground floor. Three double bedrooms and fourth bedroom/study space which can easily be made into a private room by installing a partition wall and family bathroom. Ample driveway parking and garage with pleasant lawned garden to the rear. Benefits from GCH, solar panels on excellent tariff with the National Grid, uPVC DG & alarm.

Asking Price £300,000

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HALLWAY Hallway with access to garage.

GUEST CLOAKROOM WC and hand wash basin.

LIVING ROOM 13'5" x 11'2" max (4.1m x 3.4m max)

Inset, contemporary style living flame gas fire with glazed frontage.

KITCHEN DINER 18'4" x 13'9" max (5.6m x 4.2m max)

Wall and base units, worktop with one-and-a-half bowl inset sink with mixer tap. Integrated electric oven with four ring gas hob and extractor fan. Fireplace with living flame fire. Wall mounted TV point. Cupboard housing boiler. Rear door. Contemporary vertical radiator.

CONSERVATORY 10'10" x 8'2" (3.3m x 2.5m)

Conservatory with solid roof and French doors to garden.

UTILITY ROOM 8'10" x 4'7" max (2.7m x 1.4m max)

With plumbing for washing machine and dryer.

WC WC and sink.

BEDROOM ONE 11'10" (3.6) plus recess x 11'6" (3.5) max

Double bedroom with fitted wardrobes along one wall.

BEDROOM TWO 10'6" (3.2) x 9'10" (3) plus recess

Double bedroom with fitted sliding wardrobes.

BEDROOM THREE 11'10" (3.6) x 8'10" (2.7) plus recess

Double bedroom with fitted sliding wardrobes.

OCCASIONAL ROOM/BEDROOM/STUDY 7'7" x 7'7" + (2.3m x 2.3m +)

Open plan room currently giving access to bedroom 2 and 3 and wardrobe space. A partition could easily be added to make this a habitable bedroom and creating a corridor to the other bedrooms.

BATHROOM Modern three piece suite with integral shower over bath, WC and hand wash basin. Chrome wall mounted towel heater.

EXTERNAL Pleasant South facing lawned garden to rear. Block paved triple driveway to front providing ample of off street parking. Single integral garage measuring 17'5 x 8'10 (5.3m x 2.7m).

Please note the house benefits from solar panels which are owned by the vendors. There is a 25 year agreement from 2012 with a favourable tariff which sells excess electricity back to the National Grid with monetary contributions back to the owners every quarter. Please ask for further details on this.

TENURE Freehold

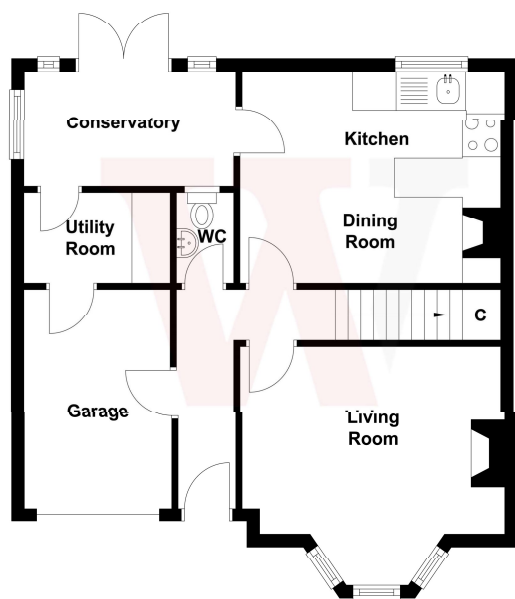
EPC Rating - TBC

Council Tax Band B

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

