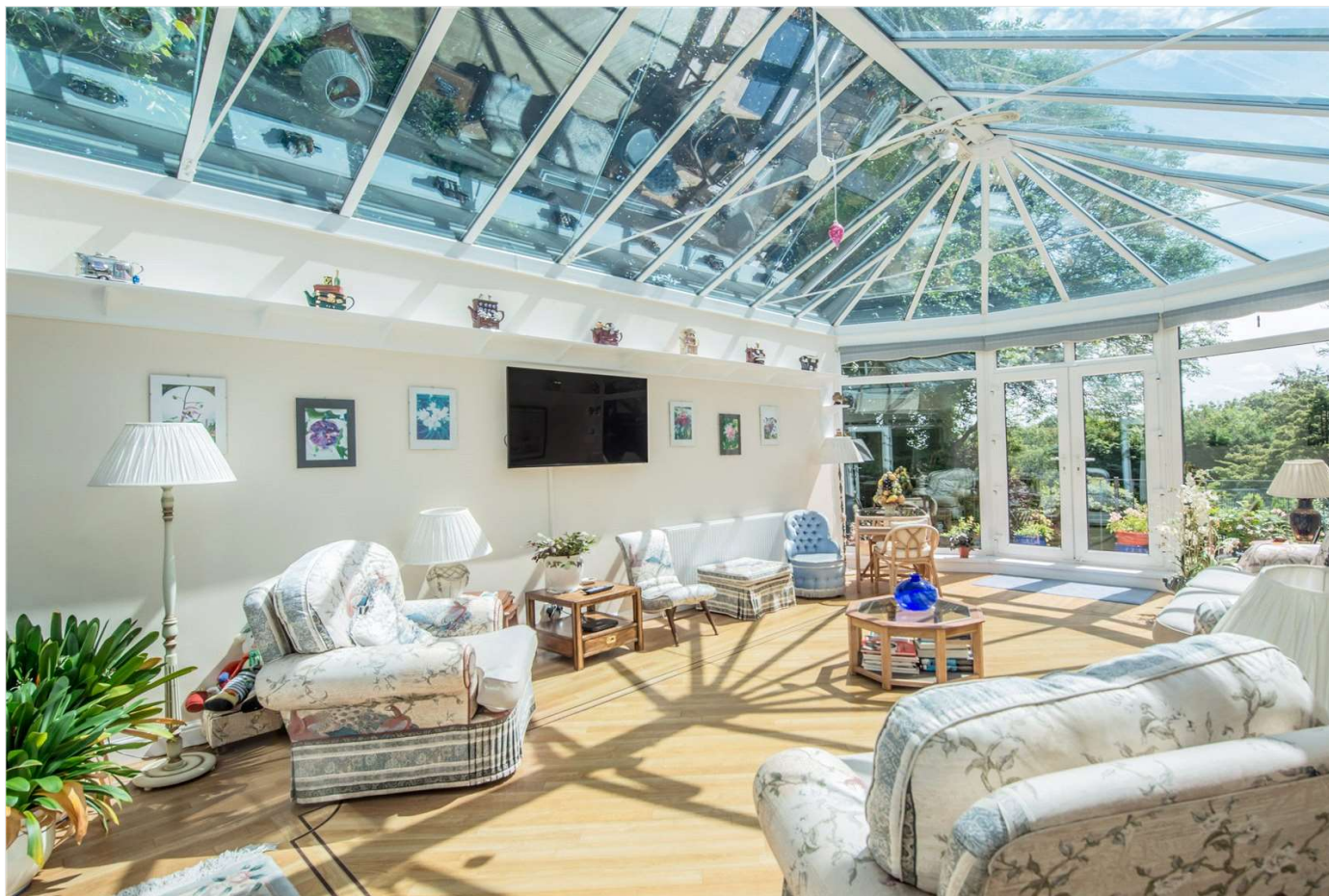


17 Hare Park Lane, Liversedge, West Yorkshire, WF15 8EH  
Asking Price: £550,000



## 17 Hare Park Lane, Liversedge, West Yorkshire, WF15 8EH

A very rare opportunity has arisen to purchase this 'WOW FACTOR' detached home sitting on a 0.3 acre plot and offering OVER 2,500 SQFT of floor space including a 38ft SWIMMING POOL COMPLEX. Situated in this popular location in Hightown with an open aspect to the rear, the house has a versatile, spacious footprint arranged over three floors and cannot be appreciated from an external view. Suiting GROWING FAMILY BUYERS, it offers five bedrooms including two ensembles, two reception rooms plus 37ft kitchen diner and conservatory with sun balcony as well as family bathroom, utility and spacious entrance lobby. The lower ground floor swimming pool area with full changing rooms opening onto the delightful landscaped rear gardens is ideal for children and entertaining and the ample driveway parking and garage to the front fully complements this super home.



**Entrance Hall** With cloaks cupboard and WC and sink off.

### **Entrance Lobby 25'7" x 9'10" (7.8m x 3m)**

Spacious and versatile hallway with open staircase which makes a great alternative living space.

### **Lounge 24'11" x 11'2" max (7.6m x 3.4m max)**

Fireplace and living flame gas fire. Access to;

### **Dining Room 22'8" (6.9) x 10'6" (3.2) plus 14'5" (4.4) x 4'11" (1.5)**

Access to conservatory.

### **Conservatory 24'3" x 14'5" max (7.4m x 4.4m max)**

Super room having excellent natural light with double doors to dining room and balcony overlooking the garden.

### **Kitchen Diner 36'9" x 9'10" max (11.2m x 3m max)**

Modern range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap. Integral double electric oven and microwave plus four ring gas hob and extractor. Selection of integral appliances including dishwasher, dryer, auto washer and fridge freezer.

### **Bedroom Five 12'2" x 11'6" (3.7m x 3.5m)**

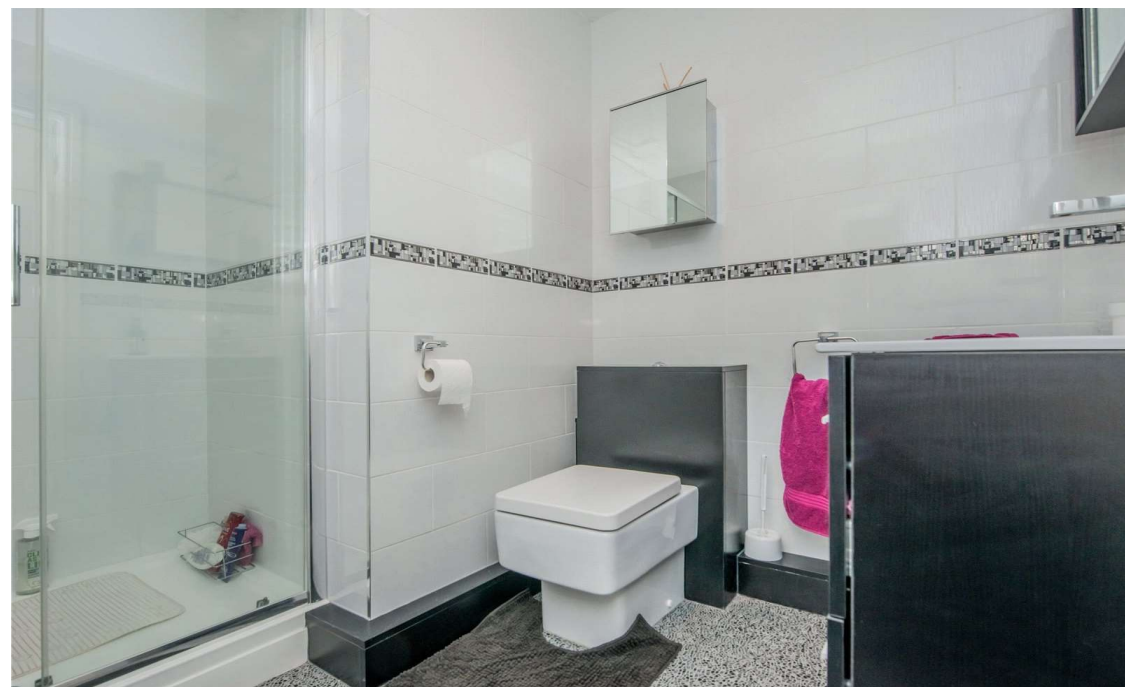
Doors leading to balcony overlooking garden.













**Ensuite** Modern 3 piece suite including glazed shower cubicle, vanity sink and wc with tiled walls and chrome radiator.

**Utility Room 11'6" x 7'10" max (3.5m x 2.4m max)**  
Access to lower ground floor via spiral staircase.

**Bedroom One 13'9" (4.2) x 10'10" (3.3) plus robes**  
Dual aspect room with fitted wardrobes.

**En Suite** Four piece suite comprising corner bath, glazed shower cubicle, vanity sink and WC. Tiling to walls and chrome heated towel rail.

**Bedroom Two 10'6" x 9'6" (3.2m x 2.9m)**  
Dual aspect room.

**Bedroom Three 10'6" x 9'2" (3.2m x 2.8m)**

**Bedroom Four 10'6" x 7'3" (3.2m x 2.2m)**  
Fitted wardrobes and shelving.

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

**Swimming Pool Area 38'5" (11.7) x 32'2" (9.8) + 26'3" (8) x 9'10" (3).**

Stunning fully tiled swimming pool with hot tub and access to the rear garden.  
Changing room area measuring 26' x 9'10" (8m x 3m) with shower and wc.  
Access via boiler room to side driveway.

**Exterior 31'6" x 9'6" (9.6m x 2.9m)**

The property benefits from a good sized plot of circa. 0.3 acres with an ample sized block paved driveway providing plenty of off street parking and is accessed via electric gates. Single tandem garage measuring 31'6 x 9'6 (9.6m x 2.9m).

Balcony patio to rear overlooking private, good sized landscaped lawned garden with mature trees and shrubs, vegetable plot and greenhouse.

Freehold  
Council Tax Band F  
**EPC - TBC**

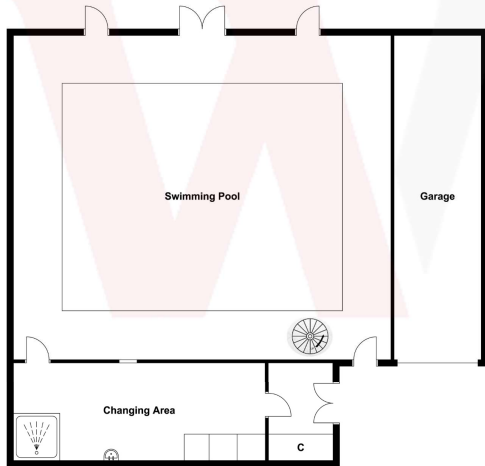
**IMPORTANT NOTICE**

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

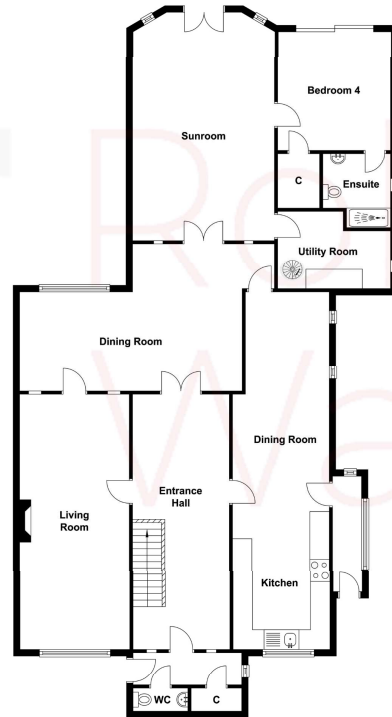




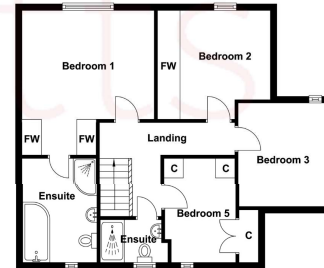
Lower Ground Floor



Ground Floor



First Floor



AGENTS NOTES:

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.

**Birkenshaw** - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)  
**Cleckheaton** - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk)  
**Wibsey** - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk)  
**Five Lane Ends** - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)  
**Shelf** - 1-3 Carr House Road, Self, Halifax HX3 7QY | 01274 670675 | [shelf@robertwatts.co.uk](mailto:shelf@robertwatts.co.uk)

[www.robertwatts.co.uk/signaturehomes](http://www.robertwatts.co.uk/signaturehomes)

