



33 Church Road, Roberttown, Liversdge, WF15 7LR

A rare and exciting opportunity has arisen to purchase this DECEPTIVELY SPACIOUS, well presented, two/three bedroom, detached dormer bungalow situated in the heart of this popular village. Offering easy access to the local amenities, the sought after schools and the lovely nearby countryside walks, the house offers a VERSATILE FOOTPRINT that suits any number of buyers. It will appeal to TRADITIONAL BUNGALOW buyers as it has a ground floor sizeable bathroom and bedroom as well as a fully fitted disability lift giving easy access to a spacious landing on the first floor. Alternatively it also suits FAMILY BUYERS who can make use of the good sized footprint and fully comprises hall, lounge, conservatory, wc, dining room/bedroom and bathroom on the ground floor with two double bedrooms, the master with ensuite and separate wc on the first floor. Low maintenance gardens, double driveway parking accessed via electric security gates and detached double garage. Benefits from GCH, UPVC, DG, alarm and no chain. EPC - D

Asking Price £399,995

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

33 Church Road, Roberttown, Liversdge, WF15 7LR

PORCH

HALLWAY Open to return timber staircase and door leading to guest cloakroom. With access for electrically operated disability lift to first floor. Useful storage cupboard.

GUEST CLOAKROOM WC and hand wash basin.

LIVING ROOM 22' x 12'6" max (6.7m x 3.8m max)

Dual aspect room with fireplace with living flame gas fire. Built-in cupboards and shelving in recesses. Sliding doors to conservatory.

CONSERVATORY 19'4" x 9'6" max (5.9m x 2.9m max)

With air conditioning unit, radiator and doors to garden.

KITCHEN 11'6" x 9'2" max (3.5m x 2.8m max)

Range of modern wall and base units, worktop and one-and-a-half bowl sink with mixer tap. Integrated electric oven with four ring electric hob and extractor fan. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Cupboard housing boiler. Rear door.

DINING ROOM/BEDROOM THREE 13'1" x 11'2" max (4m x 3.4m max)

Sliding doors to garden and access to bathroom which could be used as an ensuite.

BATHROOM 10'10" x 8'6" (3.3m x 2.6m)

Spacious room with a modern four piece suite comprising bath, walk-in shower, vanity sink and WC. Tiled walls and floor. Wall mounted towel heater.

REAR PORCH

LANDING Spacious landing with ample access for purpose-built, glazed disability lift. Roof lights.

BEDROOM ONE 16'9" x 12'6" max (5.1m x 3.8m max)

Dual aspect room with fitted wardrobes, dressing table and drawers.

ENSUITE BATHROOM Four piece modern suite comprising glazed shower cubicle, bath, vanity sink and WC. Tiled walls and floor.

BEDROOM TWO 16'5" x 10'10" max (5m x 3.3m max)

Dual aspect room with fitted wardrobes, dresser and useful eaves storage.

ENSUITE WC Vanity sink and WC.

EXTERNAL Electric security gates leading to a resin covered double driveway and double detached garage measuring 20' x 13'5 (6.1m x 4.1m max) with power and electric door. Built in bin store. Low maintenance garden to side and front with outside lights.

TENURE Freehold

Council Tax Band E

EPC Rating D

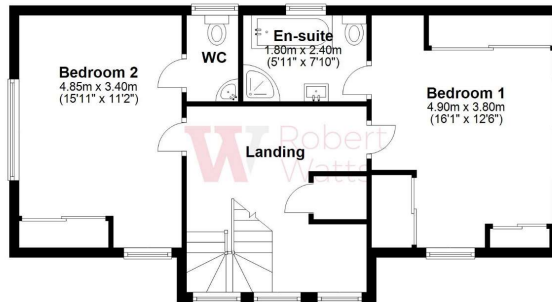
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWestateAgents **t** @robertwatts_

arla | propertymark nea | propertymark