



## 14 Milton Drive, Norristhorpe, Liversedge, WF15 7AX

Situated in a sought-after neighbourhood offering easy access to the well regarded schools, this RECENTLY REFURBISHED, EXTENDED semi-detached dormer bungalow is a true gem. Boasting three bedrooms and a host of luxurious features, this property offers a perfect blend of modern design and comfortable living. Having a STYLISH and SPACIOUS interior, the open-plan dining kitchen with fully integrated units is ideal for hosting guests with plenty of natural light streaming in. Also includes a lounge with wood burning stove, useful utility and WC as well as three good sized bedrooms and a stunning four piece bathroom giving 'Jack and Jill' access to two of the bedrooms. Outside the property features a beautifully landscaped garden, perfect for enjoying the outdoors with the added convenience of ample off-street parking, making this property a rare find. Benefits from GCH and uPVC DG. EPC Rating D.

**Asking Price £250,000**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla | propertymark](#) [naea | propertymark](#)

# 14 Milton Drive, Norristhorpe, Liversedge, WF15 7AX

**LOUNGE 18'1" x 11'6" max (5.5m x 3.5m max)**

Fireplace and wood burning stove. Front door.

**HALL** Inner hallway.

**WC** WC and vanity sink. Tiled walls.

**KITCHEN DINER 23'4" x 11'2" max (7.1m x 3.4m max)**

Stunning open plan dining kitchen which is great for entertaining. Modern range of wall and base units, worktop and inset one and a half bowl sink with mixer tap. AEG integral double oven and microwave with four-ring gas hob plus extractor. Integral fridge freezer, dishwasher and refuse bin plus pull out shelving units. French doors to garden and useful under stairs storage.

**UTILITY ROOM 5'3" x 5'3" max (1.6m x 1.6m max)**

Sink with mixer tap. Plumbing for washer.

**BEDROOM ONE 22' x 10'10" max (6.7m x 3.3m max)**

Double bedroom with feature timber panelling and access to Jack and Jill bathroom.

**BEDROOM TWO 15'1" x 8'6" max (4.6m x 2.6m max)**

Double bedroom with eaves storage and access to Jack and Jill bathroom.

**BEDROOM THREE 11'6" 8'10" max (3.5m 2.7m max)****BATHROOM 14'1" x 7'10" max (4.3m x 2.4m max)**

Impressive and spacious four piece bathroom with raised bath and central tap with feature timber panelling. Glazed shower cubicle, WC and vanity sink. Chrome wall mounted towel heater and storage cupboard housing boiler.

**EXTERIOR** Delightful South East facing lawned garden and raised paved patio to rear. Block paved long driveway providing ample off street parking and lawn garden to front.

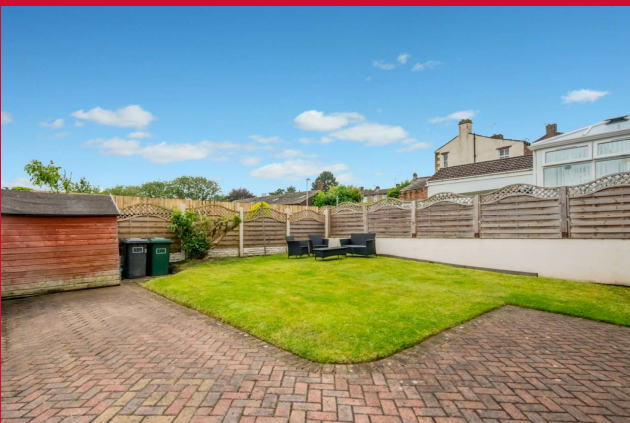
**TENURE** Freehold

Council Tax Rating C

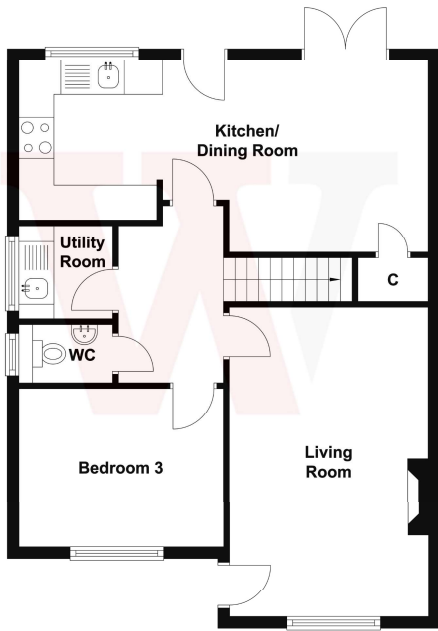
EPC Rating D

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.

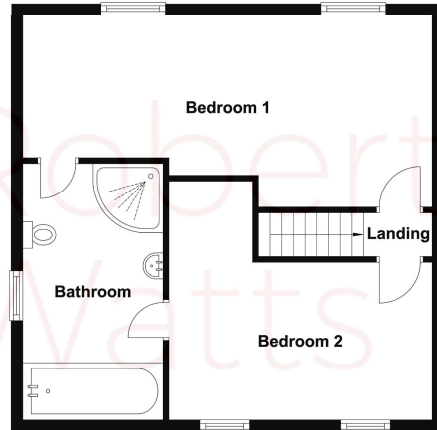




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	