



## 85 Fair View, Liversedge, West Yorkshire, WF15 6LL

EXTENDED SEMI DETACHED house offered for sale in the convenient location of Liversedge, close to local schools (including Heckmondwike Grammar School) and with LOVELY OPEN ASPECT VIEWS to the front over the common. Offering a good sized footprint which could be further extended, subject to planning, it makes a great FAMILY HOME. Priced to reflect the refurbishment works required and sold with no chain, it comprises hall, two reception rooms, kitchen, WC, three bedrooms and bathroom. Sitting on a sizeable plot with driveway parking and detached garage with well stocked rear garden. Benefits from GCH & uPVC DG. EPC - TBC

Asking Price £220,000

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## REAR HALL

### LOUNGE 12'6" x 11'6" max (3.8m x 3.5m max)

Fireplace with living flame gas fire.

### DINING ROOM 13'1" (4.0) x 12'6" (3.8) plus 11'10" (3.6) x 9'2" (2.8)

Extended dining room with sliding doors to garden. Fireplace with living flame gas fire. Built in bookcase within alcove.

### KITCHEN 24'7" x 5'11" max (7.5m x 1.8m max)

Galley style kitchen with range of wall and base units incorporating contrasting work top and sink. Double electric oven and five ring gas hob. Plumbing for auto washer and dishwasher. Wall mounted boiler. Open to hallway and staircase with wall mounted boiler.

There is great potential here to remove the partition wall to the dining room to create a more contemporary style open plan living kitchen (subject to obtaining building regulations).

**GUEST WC** Hand wash basin and wc.

### BEDROOM ONE 11'6" (3.5) x 8'6" (2.6) plus robes

Fitted wardrobes.

### BEDROOM TWO 13'1" x 10'10" max (4m x 3.3m max)

Fitted wardrobes.

### BEDROOM THREE 8'6" (2.6) x 7'3" (2.2) including bulk head

**BATHROOM** Four piece suite including glazed shower cubicle, bath, hand wash basin and wc. Tiled walls.

**EXTERIOR** Lawned garden to the front featuring lovely open aspect views over the common. Double block paved driveway and single stone built detached garage measuring 17' x 10 (5.2m x 3.1m). Paved patio to the rear leading to well stocked lawned garden area.

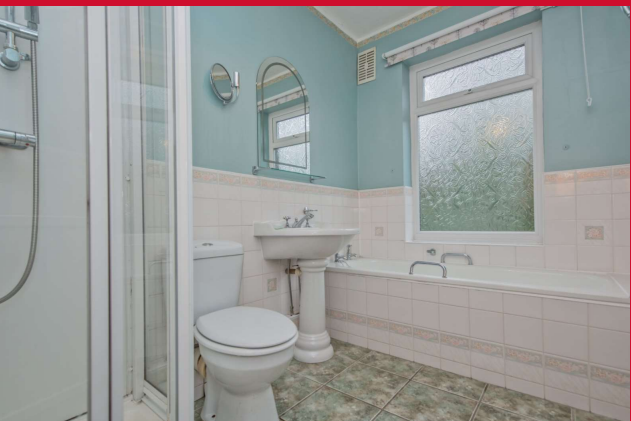
Tenure - Freehold

Council Tax Band - B

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**

