



8 Church Street, Liversedge, West Yorkshire, WF15 6QS

EXTENDED, WELL PRESENTED, three bedroom semi detached house situated in this sort after, idyllic location. Overlooking the beautiful 'Christ Church' on a small cul-de-sac off Knowler Hill it is conveniently located for the local schools, amenities such as the 'Spens Leisure Centre' and the towns Cleckheaton and Heckmondwike, this makes a lovely FAMILY HOME. Comprises hall, lounge, open plan dining kitchen which opens to the rear garden, three bedrooms and modern bathroom. Well stocked sizeable, rear garden with driveway parking and single garage. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £235,000

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ENTRANCE HALL

LOUNGE 14'9" x 13'1" max (4.5m x 4m max)

Fireplace and living flame gas fire. Useful under stairs storage.

KITCHEN DINER 18'4" x 16'1" max (5.6m x 4.9m max)

Extended open plan room with modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Double electric oven, microwave, electric hob and extractor. Integral dishwasher, auto washer and fridge freezer. Door to rear and French doors leading onto garden from dining area.

BEDROOM ONE 12'10" (3.9) x 9'6" (2.9) plus robes

Fitted wardrobes. Far reaching views.

BEDROOM TWO 11'6" x 9'2" (3.5m x 2.8m)

BEDROOM THREE 10'2" x 6'7" max (3.1m x 2m max)

Built in bed and cupboard.

BATHROOM Three piece modern suite comprising P-shaped bath with integral shower over and glazed shower screen, vanity sink and wc. Tiling to walls and chrome heated towel rail.

EXTERIOR The property is accessed off Knowler Hill on a small cul-de-sac and benefits from driveway parking to the front, single garage and low maintenance garden. Pleasant views over the church to the front. Pleasant, good sized, lawned garden to the rear with steps leading up to a sloping garden with mature trees and shrubs.

MORTGAGES Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

