



## 7 Hartley Court, Liversedge, WF15 7QX

Located on this ever popular, executive cul-de-sac, this delightful four/five bedroom detached home has a **STYLISH CONTEMPORARY FINISH** and makes a **SUPER FAMILY HOME**. Offering easy access to the local schools and within the catchment of the well regarded 'Heckmondwike Grammar School', it is also close to the amenities of both Cleckheaton & Heckmondwike and the M62 Motorway. Warranting an internal inspection to appreciate the size and specification on offer, this former five bedroom house offers great space for those working from home and occupies a good sized corner plot. Comprises lounge, open plan recently fitted dining kitchen, sun room with sold roof, utility & WC on the ground floor, master ensuite bedroom, three further bedrooms and family bathroom. Ample sized driveway parking and double garage with landscaped South facing rear lawned garden and patio area. Benefits from GCH with modern boiler & uPVC DG.

**Offers in the region of £500,000**

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## ENTRANCE HALL

### LOUNGE 17'9" x 12'2" plus bay (5.4m x 3.7m plus bay)

Spacious living room with gas point for installation of gas fire if required.

### DINING KITCHEN 17'9" x 16'5" max (5.4m x 5m max)

Open plan Dining Kitchen which is ideal for entertaining and features a recently fitted range of quality wall and base units incorporating contrasting granite work tops, island unit and breakfast bar plus inset sink and mixer tap. Integral microwave, electric oven and induction hob plus extractor. Integral fridge/freezer and dishwasher, feature under unit lighting and double doors leading to conservatory.

### SUN ROOM 16'5" x 9'2" max (5m x 2.8m max)

Former conservatory now with solid roof making it more usable all year around. Doors leading out to the garden. Under floor heating.

### UTILITY 10'2" x 4'11" max (3.1m x 1.5m max)

Plumbing for auto washer. Access to garage, rear garden & WC.

**GUEST CLOAKROOM** Recently fitted WC and vanity sink.

### MASTER BEDROOM 15'5" x 14'1" max (4.7m x 4.3m max)

Double fitted wardrobes. Wall mounted TV point.

**EN SUITE** Three piece modern suite comprising glazed shower cubicle, vanity sink unit and wc. Tiled walls and floor and chrome wall mounted heated towel rail.

### BEDROOM TWO 17'9" x 9'10" max (5.4m x 3m max)

Fitted wardrobes. Was originally two bedrooms and the partition wall could be rebuilt to create a five bedroom home.

### BEDROOM THREE 12'2" x 10'10" max (3.7m x 3.3m max)

Fitted double wardrobes.

### BEDROOM FOUR 8'10" x 6'7" max (2.7m x 2m max)

Fitted wardrobes.

**BATHROOM** Three piece modern suite comprising P-shaped bath with integral shower having 'Rain Forest' head and glazed shower screen. Vanity sink and wc. Tiled walls and floor and useful storage cupboard.

### EXTERIOR 18'8" x 15'5" (5.7m x 4.7m)

Occupying a good sized plot at the head of the cul-de-sac measuring c. 0.1 acres with block paved driveway with parking for up to four cars leading to a double integral garage with electric door measuring 18'8 x 15'5 (5.7m x 4.7m). Pleasant South facing lawned garden to the rear with raised paved patio, hot tub, outside hot and cold water tap and mature trees and shrubs. Please note some of the mature trees are subject to Tree Preservation Orders which will require permission to trim or remove.

### ADDITIONAL INFO Freehold

Council Tax Band F

EPC rating - C

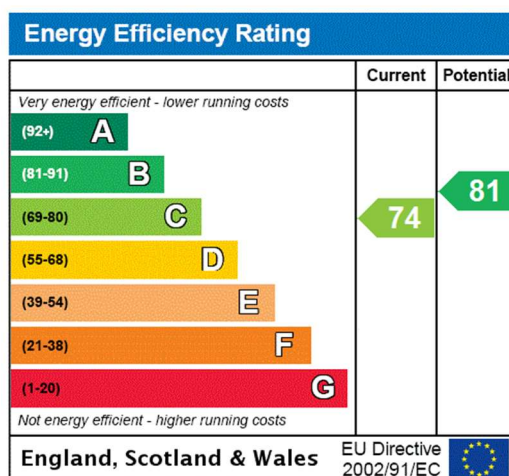
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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







Total Area: 182.1 m<sup>2</sup> ... 1960 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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