



529 Halifax Road, Hightown, Liversedge, WF15 8HL
Asking Price: £450,000

529 Halifax Road, Hightown, Liversedge, WF15 8HL

Handsome and well presented, three double bedroom detached home offering a **GENEROUS FOOTPRINT** ideal for **FAMILY BUYERS**. This 1930's period built house with a series of double pitched clay tiled roofs is ideally located close to the local amenities, schools and the M62 with has super **FAR REACHING VIEWS** over the valley to the front. Sitting on a sizeable 0.21 acre plot with delightful landscaped gardens and ample driveway parking, it cleverly offers a fine mix of a contemporary finish with some fine period features. Comprises hall, two large reception rooms, sun room, breakfast kitchen, utility, WC, three good sized bedrooms, the master with large ensuite and family bathroom. The lovely South facing rear garden with mature trees and shrubs also offers a high degree of privacy and the opportunity to extend (subject to planning permission). Benefits from GCH & uPVC DG.



Entrance Hall Walk-in cloaks cupboard.

Lounge 22'8" x 11'10" max (6.9m x 3.6m max)
Fireplace and feature multi fuel stove. Double glazed doors to...

Sun Room 19'4" x 9'10" (5.9m x 3m)
Having solid roof and radiator making this a lovely room all year around. Doors to garden.

Dining Room 14'5" x 14'1" (4.4m x 4.3m)
Bay window overlooking the rear garden.

Kitchen 22'4" (6.8) x 9'10" (3.0) x 7'7" (2.3) x 7'3" (2.2)
L-shaped room with a range of modern wall and base units incorporating contrasting work tops, double inset sink and mixer tap. Range oven and grill and extractor. Integral dishwasher.

Front Entrance Useful storage cupboard.

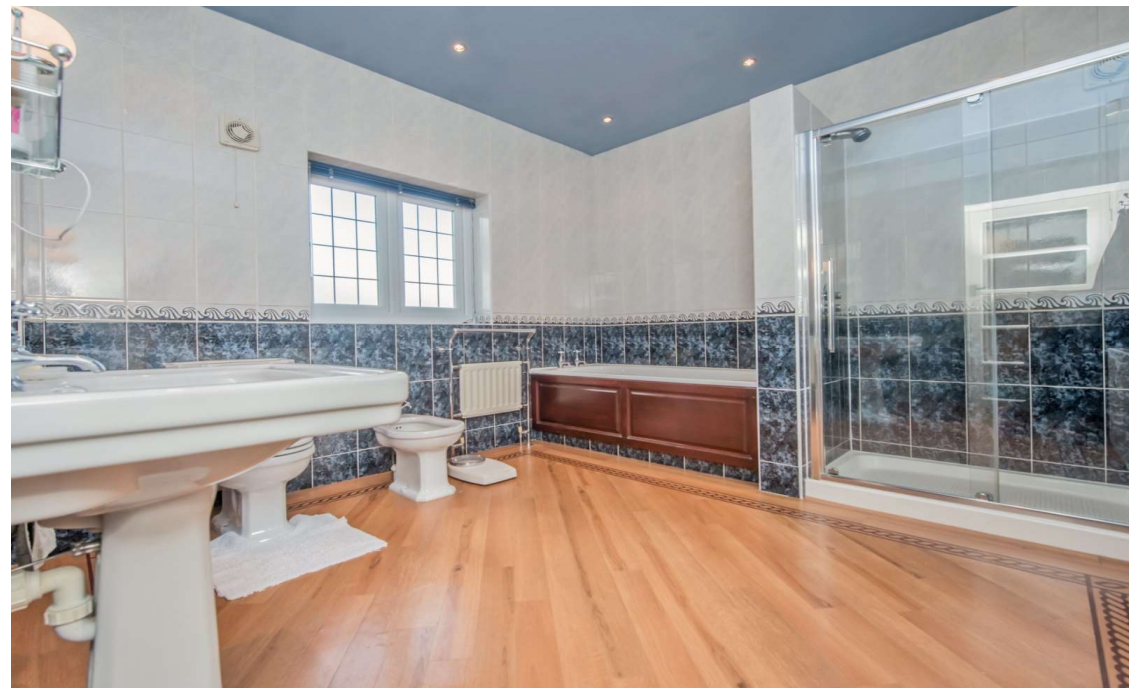
Utility Room 10'10" (3.3) x 6'7" (2.0) x 5'3" (1.6) x 4'7" (1.4)

Wall and base units, plumbing for auto washer and wall mounted boiler. Rear entrance.

Guest WC Vanity sink and WC.







First Floor Landing Spacious split level landing and useful storage cupboard.

Bedroom One 14'5" x 10'10" max (4.4m x 3.3m max)
Double bedroom with bay window enjoying the far reaching views to the front.

En Suite 10'10" x 10'2" (3.3m x 3.1m)
Spacious ensuite with five piece suite comprising glazed shower cubicle, bath, WC, sink and bidet with tiled walls. This room is large enough to split into a walk-in dressing room and ensuite.

Bedroom Two 17'1" (5.2) x 9'10" (3.0) plus robes
Double bedroom with fitted wardrobes and dressing table. Bay window taking advantage of the far reaching views.

Bedroom Three 12'2" x 10'2" (3.7m x 3.1m)
Double bedroom.

Bathroom Three piece suite comprising glazed shower cubicle, bath and vanity sink. Cast iron radiator and tiling to walls and floor.

Separate WC

Exterior The property is set back from Halifax Road and sits on an enviable sized plot of circa. 0.21 acres and enjoys stunning far reaching views over the valley to the front. Ample driveway parking to the front for numerous cars.

To the rear is a delightful, landscaped and sizeable South facing garden comprising well stocked lawned area with mature trees and shrubs and offering a high degree of privacy. Useful timber shed. The garden size gives ample opportunity to extend subject to planning permission.

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.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Tenure - Freehold
Council Tax Band - E

IMPORTANT NOTICE

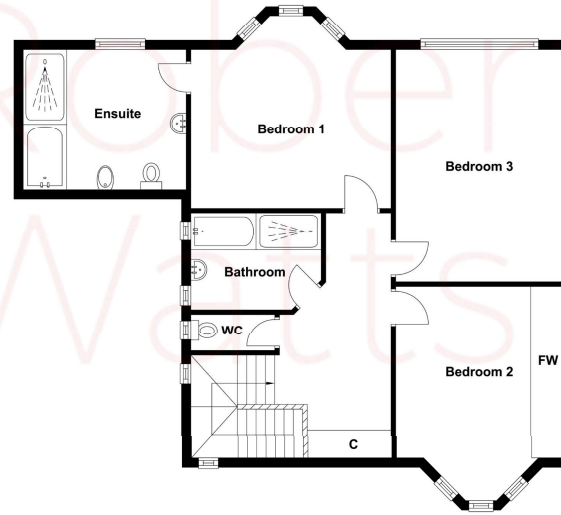
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



First Floor



AGENTS NOTES:

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.

Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - 2 Central Parade, Dewsbury Road, Cleckheaton, BD19 3RR | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk

www.robertwatts.co.uk/signaturehomes

