



16 Miry Lane, Liversedge, West Yorkshire, WF15 8LT

IMMACULATELY PRESENTED, FOUR BEDROOM semi detached house constructed by 'Harron Homes' on this popular modern development. Handily located for the local schools and amenities making it ideal for GROWING FAMILIES, it offers a deceptive and sizeable footprint with contemporary style accommodation arranged over three floors. Includes a delightful open plan modern kitchen/diner and sitting room converted from the garage with full building regulations and WC on the ground floor. On the first floor is a lounge, master bedroom and en suite as well as three further bedrooms and family bathroom on the second floor. The property enjoys ample parking to the front with a double driveway. Well presented landscaped garden with paved patio to the rear. Benefiting from GCH and uPVC double glazing. EPC Rating - C.

Offers in the region of £310,000

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HALLWAY

WC and hand wash basin. Tiled floor.

PLAYROOM/SITTING ROOM 13'1" x 8'10" max (4m x 2.7m max)

Useful and versatile room which is a garage conversion with full building regulations. Archway to hall.

STORAGE ROOM 9'2" x 4'7" max (2.8m x 1.4m max)

With wall mounted boiler.

KITCHEN DINER 16'9" (5.1) x 10'2" (3.1) + 8'2" (2.5) x 7'7" (2.3) max

L-shaped open plan living dining kitchen with a range of modern grey gloss wall and base units, worktop and inset one and a half bowl sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor with plumbing for washer and integral dishwasher. Metro wall tiles, oversized porcelain tiled floor and contemporary style vertical radiator. French doors to garden and roof light giving excellent natural light and making this a super place to entertain.

FIRST FLOOR

LOUNGE 16'9" x 10'2" max (5.1m x 3.1m max)

First floor room with French doors and Juliet balcony.

BEDROOM ONE 10'6" x 9'6" max (3.2m x 2.9m max)

Master bedroom with dressing room off with wall mounted TV and fitted wardrobes along two walls.

ENSUITE BATHROOM Three piece shower room comprising of glazed shower cubicle, WC and hand wash basin. Tiled walls.

SECOND FLOOR With storage cupboard on landing.

BEDROOM TWO 11'2" x 9'10" max (3.4m x 3m max)

BEDROOM THREE 9'6" x 9'2" max (2.9m x 2.8m max)

BEDROOM FOUR 10'2" x 6'11" max (3.1m x 2.1m max)

BATHROOM Four piece suite comprising of glazed shower cubicle, bath, WC and hand wash basin. Tiled walls.

EXTERIOR Double block paved driveway to front. Pleasant landscaped rear garden with artificial lawn area, decking and paved patio.

PLEASE NOTE There is a Service Charge payable of £128 per annum for upkeep of the communal areas.

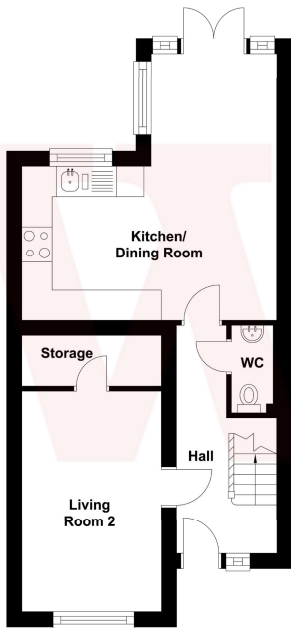
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

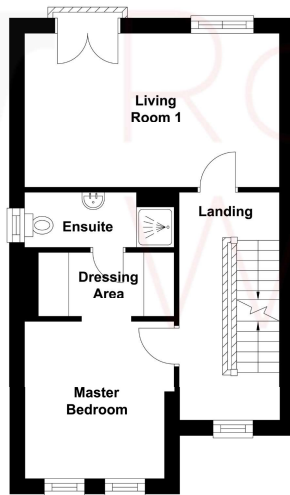
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



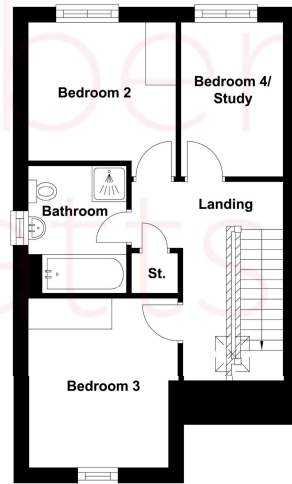
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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