



40 Child Lane, Roberttown, Liversedge, WF15 7LZ

A SUPER OPPORTUNITY has arisen to purchase this IMMACULATELY PRESENTED, extended three bedroom mews style townhouse situated within the heart of popular Roberttown village. This prime location offers easy access to the local amenities and well regarded local school and this DECEPTIVELY SPACIOUS home ideally suits young families, downsizers or professional couples. Offering a stunning contemporary finish with breakfast kitchen, lounge, dining room opening onto the lovely rear garden with three double bedrooms, the master with ensuite and modern family bathroom. Two parking spaces to the rear with pleasant low maintenance gardens to both front and rear. Benefits from GCH, uPVC DG and alarm. NO CHAIN. EPC - C.

Asking Price £260,000

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ENTRANCE PORCH Having plumbing for auto washer.

KITCHEN 11'6" x 11'2" max (3.5m x 3.4m max)

Range of modern wall and base units incorporating timber work tops, inset sink and mixer tap. AEG double integral oven, induction hob plus extractor. Integral dishwasher. Tiling to walls and floor and LED kickboard lighting.

LOUNGE 18'4" x 11'6" (5.6m x 3.5m)

Open staircase and timber flooring with ceiling spotlights, wall mounted TV point and sliding glazed doors to;

DINING ROOM 10'2" x 8'10" max (3.1m x 2.7m max)

Tiled flooring, roof light and double doors to garden.

FIRST FLOOR LANDING Spacious landing with double storage cupboard.

BEDROOM ONE 11'6" x 11'2" (3.5m x 3.4m)

Feature wall panelling and wall mounted TV point.

EN SUITE Modern three piece suite comprising glazed walk-in shower, hand wash basin and wc. Mirrored cabinet, tiled walls and floor and chrome heated towel rail.

BEDROOM TWO 11'6" x 11'6" max (3.5m x 3.5m max)

Fitted sliding wardrobes.

BEDROOM THREE 12'2" x 7'10" (3.7m x 2.4m)

Feature wall panelling.

BATHROOM Three piece modern suite including bath with integral shower over and glazed screen, vanity sink and wc. Mirrored wall cabinet, tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from a lovely lawned garden and paved patio to the rear with two timber sheds and two parking spaces. Lawned garden to the front.

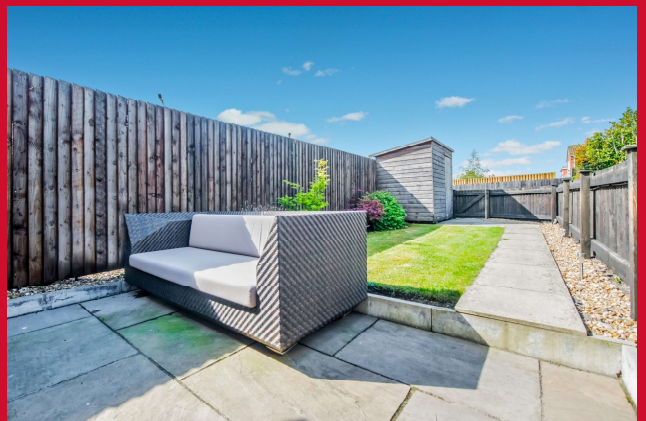
PLEASE NOTE The property benefits from photovoltaic roof panels which are owned by the vendors and they currently receive circa. £400 pa back from the grid. Further details on these are available on request.

Tenure - Freehold

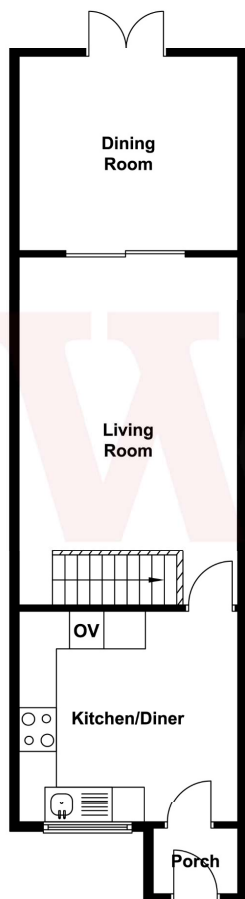
Council Tax Band - B

EPC Rating - C

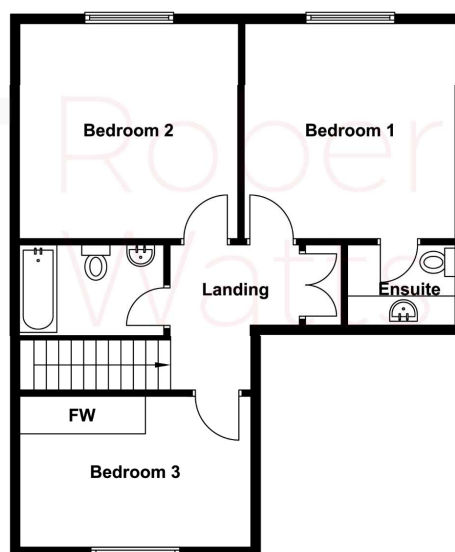
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		