



## 6 The Crescent, Liversedge, West Yorkshire, WF15 8BX

Situated in this popular location in Hightown this WELL PRESENTED three bedroom semi detached house has been much improved by the present owners. This LOVELY FAMILY HOME is located on a small cul-de-sac offering easy access to the local amenities and schools and is offered at a realistic asking price and sold with NO CHAIN. Comprises hall, lounge with wood burning stove, modern dining kitchen, utility cellar, occasional loft room and bathroom and enjoying a landscaped rear garden with useful outhouse storage and driveway parking to the front. Benefits from GCH, uPVC DG & occasional loft room. EPC - TBC.

**Asking Price £215,000**

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

## 6 The Crescent, Liversedge, West Yorkshire, WF15 8BX

**HALL** Tiled flooring and useful under stairs storage.

**LOUNGE 13'1" x 12'2" max (4m x 3.7m max)**

Brick fireplace and timber mantle and stone hearth with feature multi fuel stove. Wall mounted TV.

**KITCHEN DINER 18'8" x 8'2" max (5.7m x 2.5m max)**

Modern range of wall and base units with complimentary worktops and inset ceramic sink and mixer tap. Integral electric oven and 4 ring gas hob and extractor and integral dishwasher. Contemporary style vertical radiator. Double doors to garden.

**CELLAR** Useful cellar with plumbing for washer and dryer.

**BEDROOM ONE 11'2" x 11'2" + alcove (3.4m x 3.4m + alcove)**

Double bedroom with fitted wardrobes.

**BEDROOM TWO 12'2" x 10'2" (3.7m x 3.1m)**

Double bedroom.

**BEDROOM THREE 7'7" x 6'3" max (2.3m x 1.9m max)**

**BATHROOM** Modern three piece suite including bath with integral shower over, wc and sink.

**LOFT AREA 9'10" x 9'2" approx (3m x 2.8m approx)**

Pull down ladders leading to useful storage/occasional room with natural light. Eaves storage.

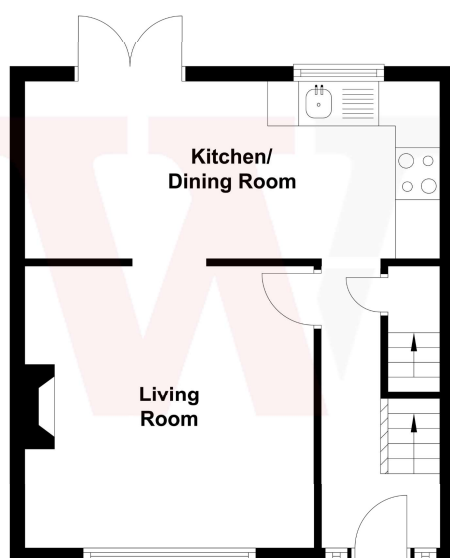
**OUTSIDE** Situated at the head of the cul-de-sac with driveway parking to the front and raised lawned garden area. Recently landscaped, good sized, pleasant rear garden with paved patio areas and raised lawned garden with mature trees and shrubs. Useful outhouse storage building measuring 12'10 x 5'11 (3.9m x 1.8m).

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**

