



## 16 Common Side, Roberttown, Liversedge, WF15 7LN

A great opportunity has arisen to purchase this TWO/THREE, TRUE DETACHED BUNGALOW situated in this highly popular village location. Enjoying OPEN ASPECT VIEWS over the village common and offering easy access to the village amenities and countryside walks it is sold with no chain. Offering a spacious and versatile footprint it comprises hall, kitchen, lounge, dining room/bedroom three, two double bedrooms and modern wet room. Enjoying a good sized plot with gardens to lawned three sides as well ample driveway parking and detached garage. Benefits from GCH, uPVC DG & alarm.

**Asking Price £295,000**

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**ENTRANCE HALL** Storage cupboard and walk in storage cupboard housing wall mounted boiler.

**LOUNGE 14'9" x 11'10" max (4.5m x 3.6m max)**

Dual aspect room with excellent natural light and views over the common with fireplace and gas fire.

**DINING ROOM/BEDROOM THREE 9'10" x 9'6" (3m x 2.9m)**

French doors and far reaching views to front. Archway to hallway.

**KITCHEN 11'6" x 8'10" max (3.5m x 2.7m max)**

Wall and base units incorporating contrasting work top, one and a half bowl sink unit and mixer tap. Double electric oven, four ring gas hob plus extractor. Plumbing for auto washer.

**BEDROOM ONE 14'9" x 10'10" max (4.5m x 3.3m max)**

Double bedroom with dual aspect room with fitted wardrobes.

**BEDROOM TWO 11'10" x 9'10" (3.6m x 3m)**

Double bedroom.

**WET ROOM** Comprising of shower, wc and hand wash basin. Chrome heated towel rail.

**EXTERIOR** The property occupies a good sized plot and takes advantage of open aspect views to the front over the common and beyond. Driveway to the front providing ample off street parking and lawned garden to the front and side. Detached stone built garage measuring 19'8 x 9'2 (6m x 2.8m) with power and electric door. Lawned and pebbled garden to the rear with outside storage room.

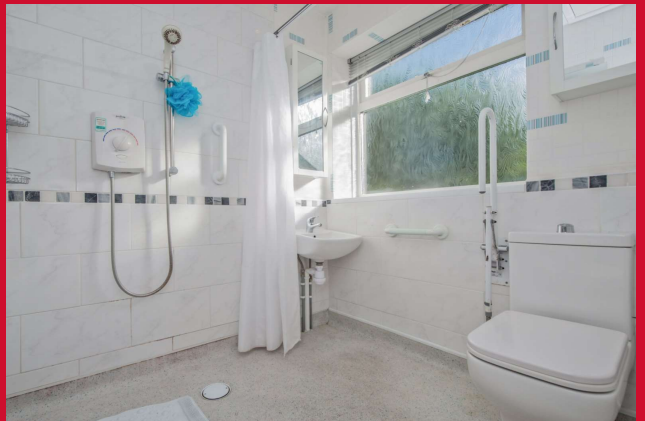
**MORTGAGES** Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

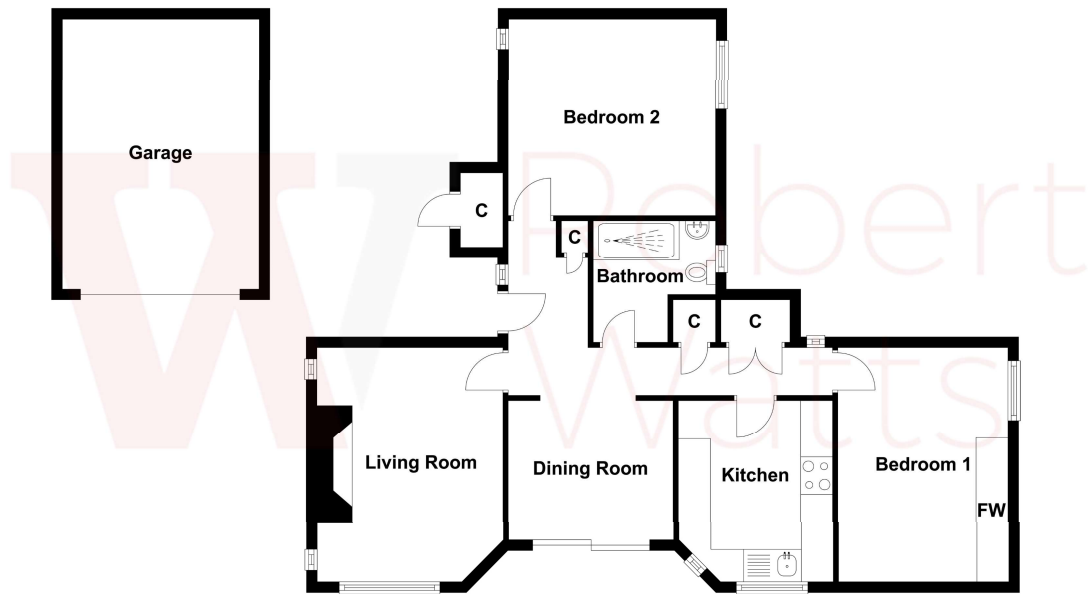
Tenure - Freehold

Council Tax Band - D

EPC - 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.





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