



## 10 Cotswold Drive, Hightown, Liversedge, WF15 8EG

Well presented, extended FOUR/FIVE BEDROOM semi-detached that provides FAMILY SIZED living accommodation and is rare to the market. Having been greatly improved in recent years and now including a NEWLY FITTED, 25FT OPEN PLAN DINING KITCHEN which opens onto the conservatory making this a great space to entertain. This delightful home offers a spacious and versatile footprint and is situated on a popular small cul-de-sac ideally located close to Cleckheaton, Hartshead, lovely countryside walks and the surrounding schools. Other benefits include a 23ft master bedroom with high vaulted ceiling, bedroom five/sitting room from converted garage, double driveway parking, pleasant lawned rear garden with brick storage building, GCH & uPVC DG.

**Guide Price £300,000**

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## ENTRANCE VESTIBULE

### LOUNGE 16'4" (4.98) x 15'8" (4.78) max including open staircase

Open plan staircase.

### KITCHEN DINER 24'7" (7.5) x 8'7" (2.62) approx` open to Conservatory

Superb open plan dining kitchen, with a newly fitted range well equipped range of base and wall units and contrasting white quartz worktops and breakfast bar with inset sink and mixer tap. Integral Bosch electric oven and induction hob and extractor with fridge freezer and washer/dryer. Feature timber panelling to wall in dining area. Open to;

### CONSERVATORY 11'1" x 9'7" (3.38m x 2.92m)

**DOWNSTAIRS W/C** WC and vanity sink.

### BEDROOM 5/STUDY 9'2" x 7'3" (2.8m x 2.2m)

Ground floor bedroom and or study/office ideal for those now working from home. Converted from former garage.

## LANDING

### MASTER BEDROOM 23' x 7'2" (7m x 2.18m)

Impressive Master Bedroom suite with full height vaulted ceiling. Vanity sink and plumbing for bath.

### DOUBLE BEDROOM 2 13'8" x 9'9" (4.17m x 2.97m)

### DOUBLE BEDROOM 3 11'11" x 8'7" (3.63m x 2.62m)

### BEDROOM 4 6'4" x 6'2" (1.93m x 1.88m)

**BATHROOM/W.C** Modern bathroom with bath, WC and sink unit. Tiling to walls and floor.

**OUTSIDE** Garden and driveway to the front for off street parking. Pleasant enclosed rear garden with paved patio and well stocked lawned area with detached brick storage building.

## ADDITIONAL INFORMATION

 Freehold

Council Tax Band - C

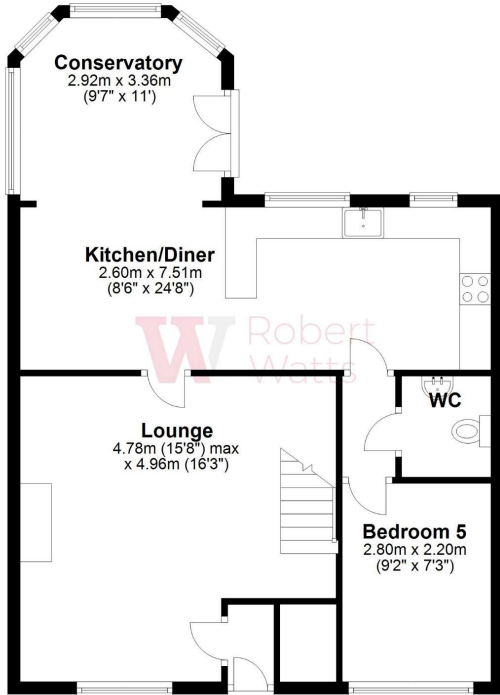
EPC - C

**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.

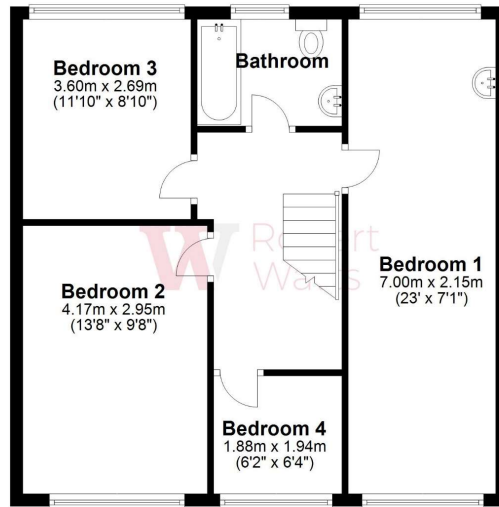
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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