



18 Knowler Way, Liversedge, West Yorkshire, WF15 6DG

IMMACULATELY PRESENTED, FOUR BEDROOM extended detached home offering a deceptive FAMILY SIZED FOOTPRINT. Enjoying a delightful position at the head of this popular cul-de-sac development overlooking the picturesque 'Christ Church' to the rear, the house is ideally located for the well regarded local schools, new 'Spen Valley Leisure Centre'. Offering a modern specification finish it comprises hall, lounge, extended dining kitchen, four good sized bedrooms, the master with ensuite and family bathroom. Newly laid resin driveway parking to the front and integral garage, with delightful landscaped South facing garden to the rear. Benefits from GCH, newly fitted uPVC DG & Alarm. EPC - C.

Asking Price £370,000

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ENTRANCE HALL

LOUNGE 14'9" x 14'5" plus bay (4.5m x 4.4m plus bay)

Fireplace with contemporary living flame gas fire with glazed front. Double glass doors to dining kitchen.

KITCHEN DINER 18'4" (5.6) x 8'10" (2.7) plus 9'10" (3.0) x 8'10" (2.7) max

Extended and spacious room ideal for entertaining with a modern range of wall and base units incorporating contrasting work top, breakfast bar, inset one and a half bowl sink and mixer tap. 'Bosch' five ring hob plus extractor and integral electric oven and microwave, integral fridge freezer, dishwasher and auto washer. Pop up sockets in worktop and French doors to garden.

BEDROOM ONE 14'5" x 8'10" max (4.4m x 2.7m max)

Double bedroom with fitted wardrobes and bedside drawers.

EN SUITE Modern three piece suite comprising glazed shower cubicle, vanity wash basin and wc. Tiled walls and chrome wall mounted towel heater.

BEDROOM TWO 11'2" x 10'2" max (3.4m x 3.1m max)

Double bedroom with airing cupboard.

BEDROOM THREE 11'10" (3.6) x 9'10" (3.0) plus doorway

Double bedroom.

BEDROOM FOUR 8'2" x 7'10" max (2.5m x 2.4m max)

Good sized single bedroom.

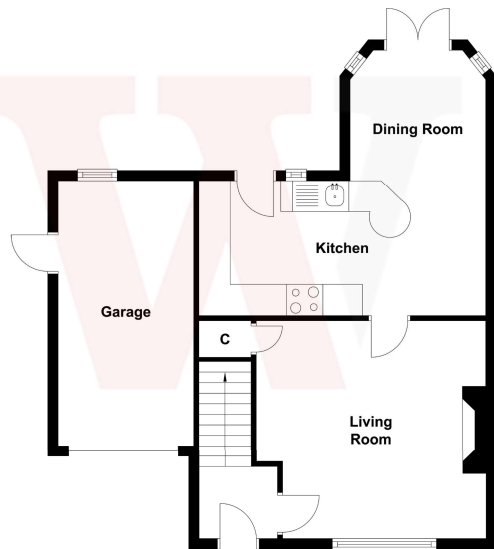
BATHROOM Modern three piece suite comprising glazed walk-in shower with Rain Forest head, vanity wash basin and wc. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property sits at the head of this small cul-de-sac and benefits from a pleasant, South facing lawned and artificial lawned garden area and patio to the rear overlooking the church yard. Newly laid resin driveway for off street parking and lawned garden to the front. Integral single garage measuring 16'5 x 8'2 (5m x 2.5m) with electric doors and housing the boiler.

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

