



Thornroyd, 74a Halifax Road, Liversedge, WF15 6PS

A real "one off", this detached home offers a FAMILY SIZED FOOTPRINT and provides VERSATILE SPACE to suit any number of buyers. Occupying a good sized plot of c. 0.26 acres with further potential to extend (subject to planning), this well presented FOUR BEDROOM home is handily situated for the well regarded local schools and amenities including the 'Greenway' cycle/footpath. Comprises porch, entrance hall, spacious lounge, contemporary fitted kitchen with granite worktops, conservatory with two good sized bedrooms and bathroom on the ground floor. To the first floor are two further double bedrooms, the master with ensuite and to the side is a utility space/workshop which gives access to the swimming pool. The indoor pool is set within a 11.6m (39 foot) long annex which also includes a sauna and gives access through to the large side garden. There is a well stocked landscaped garden to the rear and a good sized driveway to the front providing off road parking for several vehicles as well as two garages and a car port. EPC - C.

Guide Price £390,000

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ENTRANCE PORCH

ENTRANCE HALL Timber staircase and understairs storage.

LOUNGE 18'8" (5.7) x 13'9" (4.2) max plus bay

Wall mounted TV point and inset contemporary style living flame gas fire with pebble effect finish.

KITCHEN 12'10" (3.9) x 10'10" (3.3) max plus 6'3" (1.9) x 6'3" (1.9) max

Modern range of wall and base units incorporating granite work tops, inset one and a half bowl sink with mixer tap and waste disposal. Integral dishwasher, range oven and grill plus extractor. Space for US style fridge freezer. Tiled walls and floor.

DINING ROOM/BEDROOM 12'10" x 8'10" max (3.9m x 2.7m max)

Fireplace and living flame gas fire. Versatile room can be used as living space or another bedroom.

CONSERVATORY 19'4" x 7'7" (5.9m x 2.3m)

Spacious room having radiator allowing the room to be used year round.

BEDROOM TWO 11'10" x 11'10" max (3.6m x 3.6m max)

Ground floor. Dual aspect room with fitted wardrobes.

BATHROOM Three piece modern suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Tiling to walls and floor.

FIRST FLOOR LANDING With useful eaves storage.

BEDROOM ONE 14'1" x 12'2" max (4.3m x 3.7m max)

Double bedroom having fitted wardrobes.

EN SUITE Four piece suite comprising bath, glazed shower cubicle, hand wash basin and wc. Tiled walls and chrome heated towel rail.

BEDROOM THREE 14'1" (4.3) x 8'10" (2.7) plus doorway

Double bedroom with fitted wardrobes.

UTILITY ROOM/WORKSHOP 15'5" x 12'2" max (4.7m x 3.7m max)

Attached to the house with plumbing for washing machine and sink and giving access to swimming pool.

SWIMMING POOL 39' x 18'4" max (11.89m x 5.6m max)

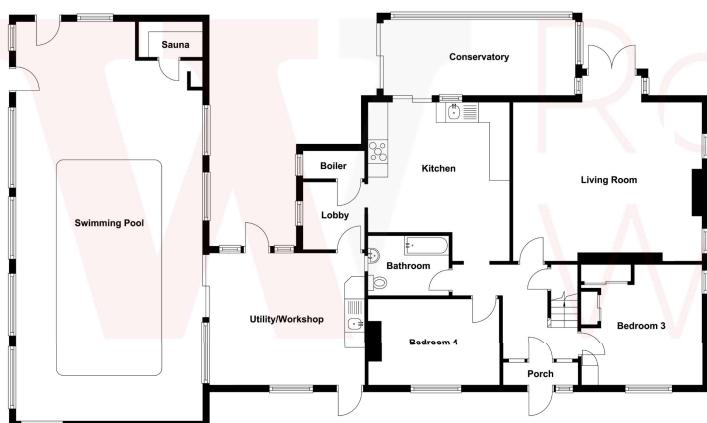
Heated pool and sauna ideal for parties or home swimming and a super entertaining/health and fitness space.

EXTERIOR The property sits on a good sized plot of circa. 0.26 acres set back from Halifax Road. Ample driveway parking/motorhome storage leading a single detached garage 5.4m x 3.1m (17'9 x 10'2) and further detached garage 5.6m x 3.1m (18'4 x 10'2) with car port. Lawned garden and paved patio including decked area to side. Pleasant landscaped rear garden with open aspect and artificial lawned area and paved patio with mature trees and shrubs.

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

