



95c Leeds Road, Liversedge, West Yorkshire, WF15 6AB

Set back from the main road on a private drive is this WELL PRESENTED, 4/5 BEDROOM modern detached property. Offering a GROWING FAMILY SIZED FOOTPRINT arranged over three floors, allowing everyone to have their own space. It is located within easy reach of popular schools, including 'Heckmondwike Grammar', local amenities and bus routes.

Comprises hall, W/C, lounge, dining room, kitchen, utility room, master room with en suite, two further double rooms and bathroom on the first floor with study (potential bedroom) giving access to a spacious overall double bedroom above measuring c.25ft which is ideal for teenagers. Externally it has a driveway which provides private parking, integral garage and pleasant gardens to the rear. Benefits from GCH & uPVC DG.

Asking Price £375,000

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ENTRANCE HALL

GUEST WC Hand wash basin and WC.

LOUNGE 15'5" x 11'10" (4.7m x 3.6m)

Wall mounted TV point and French doors leading onto garden.

DINING ROOM 11'6" x 8'10" (3.5m x 2.7m)

Having French doors leading onto garden.

KITCHEN 11'2" x 8'6" max (3.4m x 2.6m max)

Range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap. Integral electric oven, hob and extractor, integral fridge freezer and dishwasher.

UTILITY ROOM 4'11" x 4'11" max (1.5m x 1.5m max)

Plumbing for automatic washing machine and sink.

FIRST FLOOR

BEDROOM ONE 12'6" (3.8) x 12'2" (3.7) plus robes

Fitted wardrobes with French doors and Juliet Balcony.

EN SUITE Three piece suite comprising glazed shower cubicle, WC and hand wash basin.

BEDROOM TWO 12'2" x 9'6" (3.7m x 2.9m) Double bedroom.

BEDROOM THREE 11'10" x 8'6" (3.6m x 2.6m) Double bedroom.

DRESSING AREA/STUDY/BEDROOM 11'10" x 9'6" max (3.6m x 2.9m max)

This room could easily be partitioned to create a single bedroom and still leave access to bedroom four.

BATHROOM Three piece suite comprising P-shaped bath with shower extension and glazed screen, WC and hand wash basin. Tiling to walls.

SECOND FLOOR

BEDROOM FOUR 24'7" x 14'5" max (7.5m x 4.4m max)

Large double bedroom with useful eaves storage.

EXTERIOR The property is set back from Leeds Road and is accessed via a private road. Benefits from a driveway providing ample off street parking to the front and single integral garage. Pleasant enclosed lawned garden and paved patio to the rear with raised flower beds.

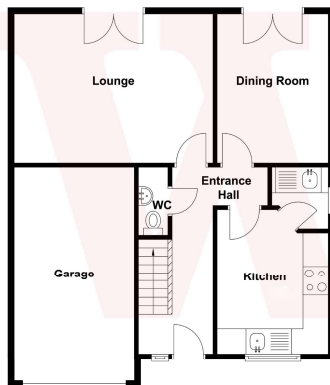
OTHER INFORMATION Tenure: Freehold / Council Tax Band: D / EPC Rating: C

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.

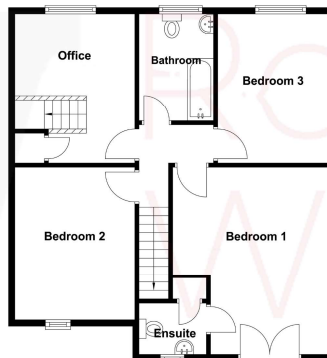
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti- Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners, Credas, who charge a fee for this service.



Ground Floor




First Floor






Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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