



17 Teasel Close, Liversedge, West Yorkshire, WF15 8BJ

WELL PRESENTED modern three bedroom end townhouse situated on this popular modern development. Located in Hightown offering easy access to the local schools and amenities of Cleckheaton, this makes a lovely FAMILY HOME. With a stylish and deceptively spacious finish it comprises hall, WC, two reception rooms, kitchen, three bedrooms including master en suite and family bathroom. Tandem driveway parking to the side leading to a single garage and pleasant South-West facing lawned and decked garden to the rear and small front garden. Benefits from GCH, uPVC DG & alarm and solar panels.

Asking Price £205,000

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ENTRANCE HALL

Doors leading to the Cloakroom and Living Room.

CLOAKROOM

WC and wash hand basin with tiled splashback.

LIVING ROOM 16'5" x 11'6" max (5m x 3.5m max)

Stove style fireplace with French doors to the Dining Room.

DINING ROOM 9'10" x 7'7" max (3m x 2.3m max)

French doors to the rear garden as well as French doors to the Living Room and archway to the Kitchen.

KITCHEN 9'10" x 6'11" max (3m x 2.1m max)

Range of modern white finish wall and base cabinets, contrasting wood effect work surfaces and complimentary wall tiling, inset gas hob and eye-level twin ovens, 1.5 bowl sink and mixer tap. Plumbed for auto washer. Archway to the Dining Room.

BEDROOM ONE 11'2" x 9'6" max (3.4m x 2.9m max)

Fitted robes. Door to En Suite.

EN SUITE

Three piece suite, WC, vanity unit basin with mixer tap and shower cubicle.

BEDROOM TWO 9'10" x 7'3" max (3m x 2.2m max)

BEDROOM THREE 6'11" x 6'7" max (2.1m x 2m max)

BATHROOM Modern three piece suite, WC, hand wash basin and bath, complimentary wall tiling.

OUTSIDE

Lawned garden to the front. Driveway to the side leading to the single garage. Enclosed rear garden with lawn and decked patio area.

INFORMATION

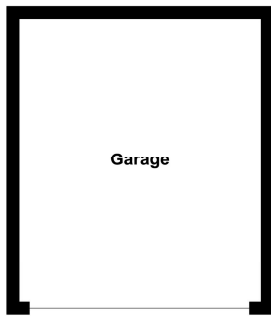
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

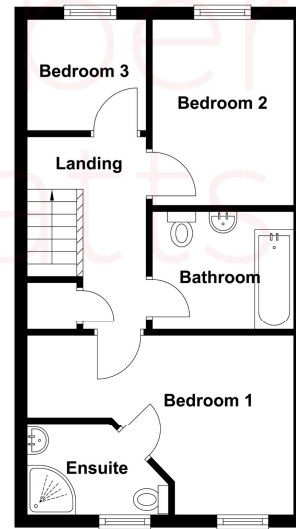
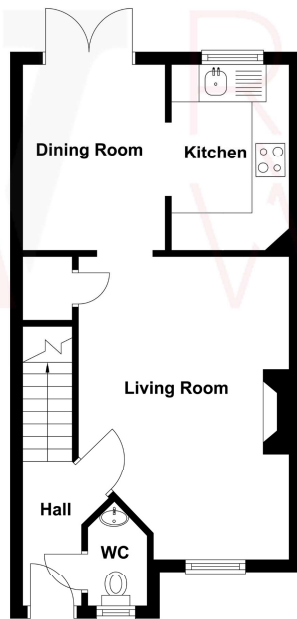
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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