



417 Halifax Road, Hightown, Liversedge, WF15 8HT

WELL PRESENTED and DECEPTIVELY SPACIOUS three bedroom modern semi detached house. Situated in the popular Hightown area of Liversedge with excellent access to the local schools as well as the surrounding towns and villages making this a SUPER FAMILY HOME. Comprises spacious entrance hall with a ground floor WC, lounge, open plan dining kitchen with built in appliances and French doors leading to the enclosed rear garden, a modern family bathroom and three good sized bedrooms. To the exterior is a lovely South West facing rear which is lawned and decked with front garden and double driveway parking to the side. Benefits from UPVC DG, and GCH.

Asking Price £235,000

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ENTRANCE HALL

GUEST WC Hand wash basin and wc.

LOUNGE 14'5" x 9'6" max (4.4m x 2.9m max)

Feature timber panelling and wall mounted TV point.

KITCHEN DINER 16'9" x 11'6" max (5.1m x 3.5m max)

Modern range of wall and base units incorporating contrasting work tops, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Integral fridge freezer and plumbing for auto washer. Tiled floor and French doors to garden. Cupboard housing boiler and under stairs storage.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 14'5" x 9'10" (4.4m x 3m)

Double bedroom.

BEDROOM TWO 11'10" (3.6) x 8'10" (2.7) plus doorway

Double bedroom.

BEDROOM THREE 7'10" x 7'7" (2.4m x 2.3m)

BATHROOM Three piece suite comprising bath, hand wash basin and wc. Tiled walls and useful storage cupboard.

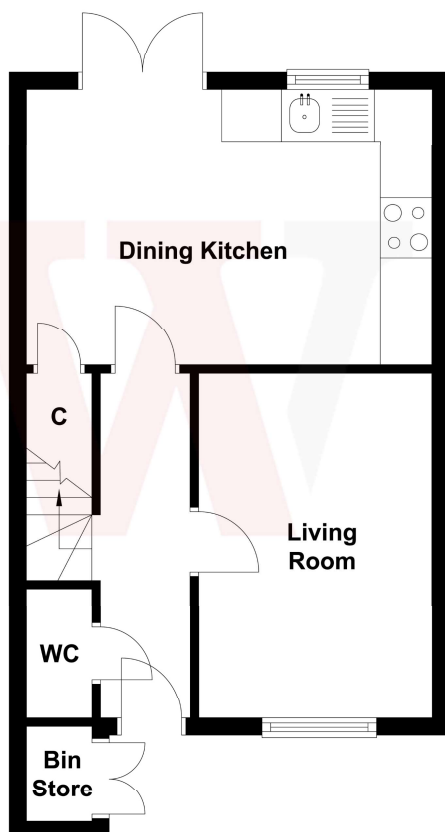
EXTERIOR The property benefits from lawned garden with decked and paved area to the rear with outside light and having the benefit of being South West facing. Lawned garden to the front and outhouse storage. Double driveway parking to the side.

PLEASE NOTE There is an annual service charge payable for the upkeep of the communal areas of £145 which can be payable in two halves and further details on this are available on request.

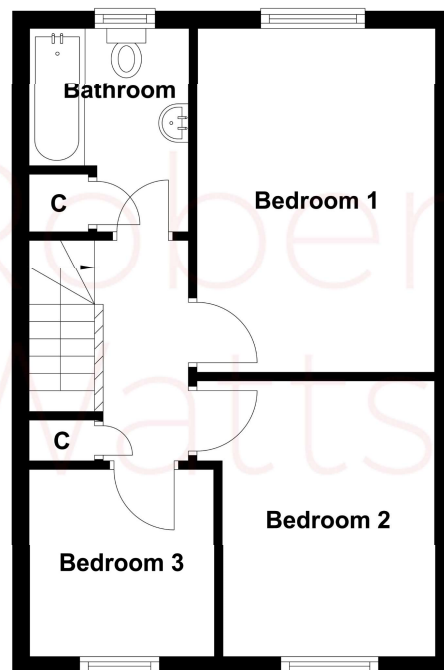
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		