



## 26 Thornleigh Drive, Liversedge, West Yorkshire, WF15 6HP

Offering an IMMACULATE FINISH, this FOUR/FIVE BEDROOM detached house presents an excellent opportunity for those growing FAMILY BUYERS seeking a convenient home close to the local amenities, the 'Spenway' cycle/footpath and schools, including well regarded 'Heckmondwike Grammar School'. Occupying a good sized plot on this popular modern development, the house has been much improved by the current owners and includes a converted garage providing a study or extra bedroom and utility room. The stunning open plan dining kitchen, WC, lounge and conservatory make up the rest of the ground floor with four good sized bedrooms, including master ensuite and family bathroom above. The lovely landscaped rear garden has the benefit of an insulated summer house with power ideal for outdoor entertaining and there is ample driveway parking to the front. Benefits from GCH, uPVC DG, alarm and CCTV.

**Asking Price £395,000**

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**ENTRANCE HALL** Having stunning oversized porcelain tiled flooring leading into the dining kitchen and wc.

**GUEST WC** Vanity hand wash basin and wc.

**LOUNGE 13'1" x 11'6" (4m x 3.5m)**

With wall mounted TV point.

**KITCHEN DINER 23'4" x 12'2" max (7.1m x 3.7m max)**

Modern range of wall and base units incorporating contrasting quality work tops and breakfast bar. Inset one and a half bowl sink and mixer tap, double integral electric oven, five ring gas hob and extractor, integral dishwasher, space for US style fridge freezer. USB charging sockets with sliding doors to conservatory.

**CONSERVATORY 12'6" x 9'2" (3.8m x 2.8m)**

Doors giving access to garden.

**UTILITY 6'3" x 6'3" max (1.9m x 1.9m max)**

Worktop, plumbing for auto washer and tumble dryer and wall mounted boiler.

**STUDY/BEDROOM FIVE 10'6" x 7'10" (3.2m x 2.4m)**

Versatile space which is great for those who WFH or families that need the extra bedroom.

**BEDROOM ONE 13'5" x 12'6" max (4.1m x 3.8m max)**

Master bedroom with fitted sliding wardrobes.

**EN SUITE** Three piece modern suite comprising glazed shower cubicle, vanity sink and wc. Chrome heated towel rail.

**BEDROOM TWO 10'2" x 10'2" (3.1m x 3.1m)**

Double bedroom with useful storage cupboard.

**BEDROOM THREE 9'6" x 8'10" (2.9m x 2.7m)**

Double bedroom.

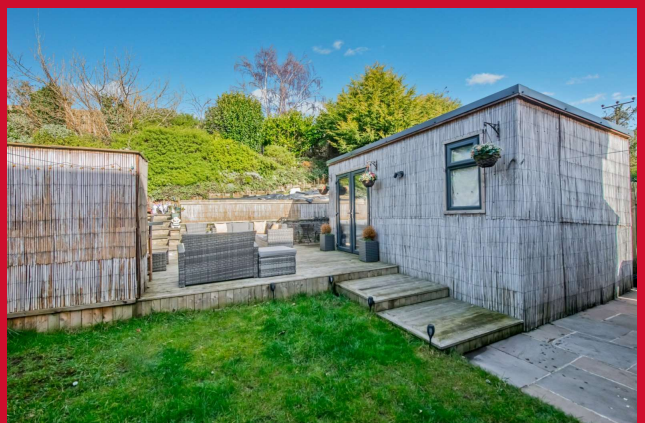
**BEDROOM FOUR 9'2" x 6'11" (2.8m x 2.1m)**

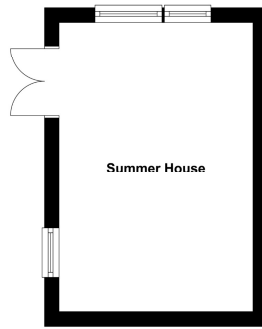
**BATHROOM** Three piece modern suite comprising glazed shower cubicle, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property benefits from treble block paved driveway providing off street parking to the front. Lovely landscaped garden to the rear with lawned and decked areas and further tiered section mature trees and shrubs. Outside bar area and insulated summerhouse measuring 3.4m x 2.9m (11'2 x 9'6) which has power and is a great outdoor entertaining space. Useful extra storage shed attached.

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.

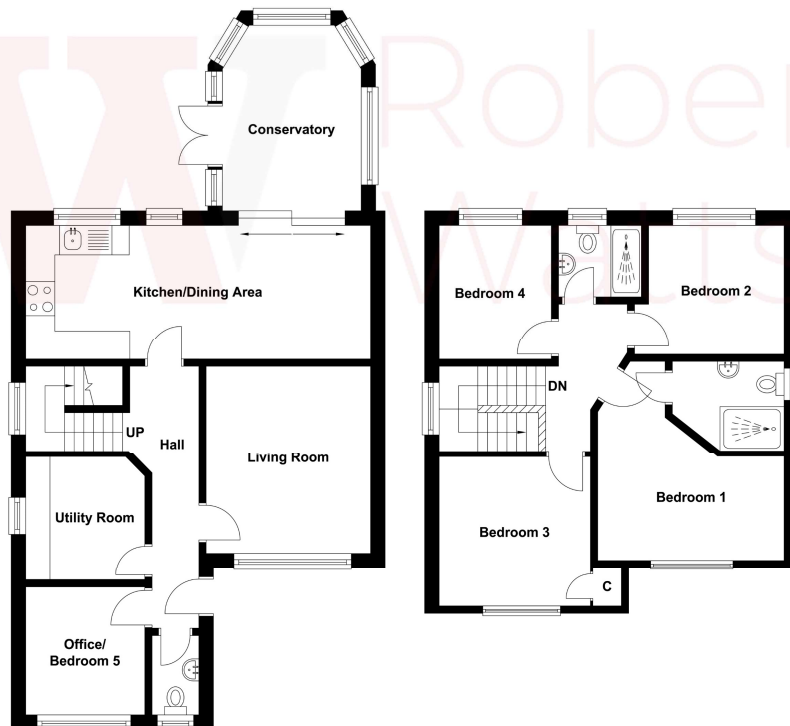






Ground Floor

First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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