



## 44 Fall Lane, Hartshead, Liversedge, WF15 8AR

A SUPERB & RARE OPPORTUNITY has arisen to purchase this four bedroom detached house situated on a good sized plot offering STUNNING VIEWS. Located in the centre of super desirable Hartshead village, it is sold with no chain and does require a full refurbishment but offers FAMILY BUYERS a great chance to place their own stamp on this house. Offering a good sized footprint of circa. 1,550sqft with potential to extend (subject to planning) it comprises two reception rooms, kitchen, two ground floor bedrooms and shower room with two further bedrooms and bathroom on the first floor. There is a tiered sizeable garden to the front with ample driveway parking and double garage with garden to the rear enjoying the super South facing views. Benefits from uPVC DG & oil fired central heating. EPC - F.

**Asking Price £450,000**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 44 Fall Lane, Hartshead, Liversedge, WF15 8AR

## ENTRANCE HALL

### LOUNGE 19'8" x 18'1" max (6m x 5.5m max)

Open to dining room with fireplace and open timber staircase to first floor.

### DINING ROOM 10'6" x 8'6" (3.2m x 2.6m)

### KITCHEN 10'10" x 9'10" max (3.3m x 3m max)

Modest range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, hob and extractor. Useful pantry.

## SIDE PORCH

**INNER HALL** Useful storage cupboard.

### BEDROOM ONE 15'5" x 9'10" (4.7m x 3m)

Double bedroom with inbuilt cupboards.

### BEDROOM TWO 11'6" x 8'10" (3.5m x 2.7m)

With inbuilt cupboards.

**SHOWER ROOM** Three piece shower room including glazed shower cubicle, wc and sink.

## FIRST FLOOR

### BEDROOM THREE 13'1" x 12'6" max (4m x 3.8m max)

Double bedroom with storage cupboard. Window showcasing the far reaching views.

### BEDROOM FOUR 15'1" x 12'6" (4.6m x 3.8m)

Double bedroom.

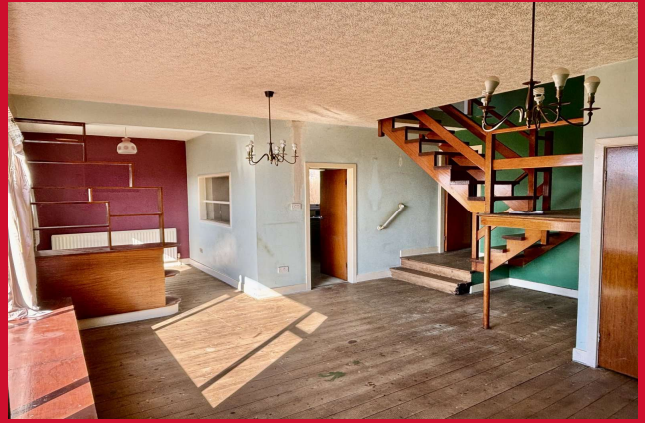
**BATHROOM** Three piece suite comprising glazed shower cubicle, wc and hand wash basin.

**EXTERIOR** The property benefits from a large tiered garden to the front with driveway providing ample parking leading to attached single double garage measuring 19'4 x 16'5 (5.9m x 5.0m) max with oil storage tank. Lawned and paved garden area to the rear with far reaching semi rural views and having the benefit of being South facing.

**PLEASE NOTE** The Title has not been registered and this needs to be completed with any sale. We cannot therefore confirm it is freehold until this has been completed.

We are also unsure whether there is a gas supply to the house as it has oil fired central heating.

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

