



86 Common Side, Roberttown, Liversedge, WF15 7LN

A rare and super opportunity has arisen to purchase this spacious, THREE DETACHED HOUSE situated in this highly popular village location. Enjoying OPEN ASPECT VIEWS over the village common and offering easy access to the village amenities, well regarded school and countryside walks it is sold with no chain. Ideal for FAMILY BUYERS and whilst some cosmetic improvement is required it is priced realistically and has a versatile footprint. Comprises hall, kitchen, two reception rooms, wc, three good sized bedrooms and bathroom. Enjoying a good sized plot with gardens to the front with driveway and single garage with a lovely landscaped lawned garden to the rear offering the potential to extend. Benefits from GCH & uPVC DG.

Asking Price £350,000

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ENTRANCE PORCH

ENTRANCE HALL Having cloaks cupboard.

GUEST WC Hand wash basin and wc.

LOUNGE 14'1" x 13'9", max (4.3m x 4.2m, max)
Fireplace and electric fire.

DINING ROOM 12'2" x 12'2" max (3.7m x 3.7m max)
Having fireplace.

KITCHEN 11'6" x 9'10" max (3.5m x 3m max)
Range of wall and base units incorporating contrasting worktop, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and door to side.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 13'9" x 9'10" (4.2m x 3m)
Double bedroom.

BEDROOM TWO 11'10" (3.6) x 9'10" (3.0) plus robes
Double bedroom having fitted wardrobes.

BEDROOM THREE 10'6" x 5'11" (3.2m x 1.8m)

EXTERIOR The property enjoys far reaching views over the Common and beyond. Driveway parking to the front with single detached garage and lawned garden. Good sized, pleasant lawned garden and paved patio to the rear allowing space to extend (subject to planning).

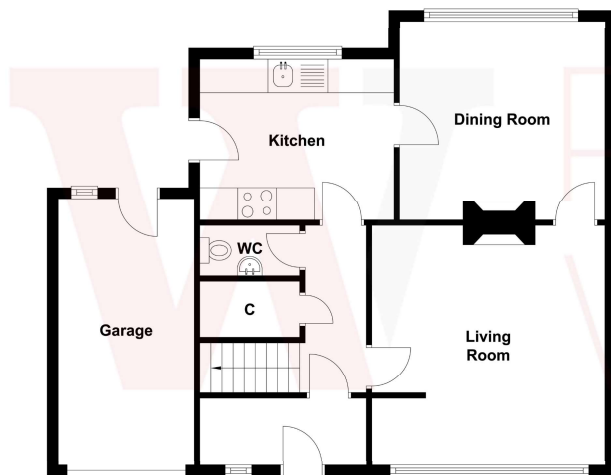
Tenure - Freehold
Council Tax Band - D
EPC Rating - C

BATHROOM Three piece suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

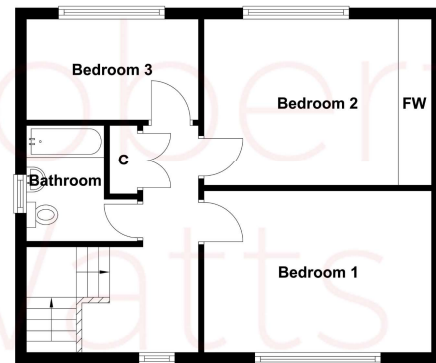
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		