



4 Headlands Road, Liversedge, West Yorkshire, WF15 6PR

This WELL PRESENTED detached house boasts four spacious bedrooms, making it the perfect FAMILY HOME. Situated in a sought-after location offering easy access for the local amenities and schools, it offers a comfortable and modern living space, ideal for those looking for a convenient and homely environment. The house features a lovely landscaped garden, perfect for outdoor entertaining or simply relaxing in the sunshine and comprises hall, WC, two reception rooms, kitchen, sun room with solid roof, master ensuite bedroom and family bathroom. With a detached double garage and ample driveway parking this property offers both practicality and style. Benefits from GCH, uPVC DG and alarm. EPC - C.

£365,000

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ENTRANCE HALL Oversized tiled flooring.

GUEST WC Hand wash basin and wc.

LOUNGE 17'1" x 15'1" (5.2m x 4.6m)

Fireplace with pebble effect finish and living flame gas fire. Access to sun room.

SUN ROOM 11'6" x 9'6" (3.5m x 2.9m)

Bemefitting from a solid roof with fitted blinds and radiator making it a practical and useable space all year round.

KITCHEN 12'10" x 8'10" max (3.9m x 2.7m max)

Range of contemporary style wall and base units incorporating contrasting work top, one and a half bowl sink and mixer, 'Smeg' range oven and grill with extractor, integral dishwasher and fridge. Dual aspect room with door to side.

DINING ROOM 9'10" x 7'3" max (3m x 2.2m max)

The dividing wall to the kitchen could be removed to create a larger open plan dining kitchen, subject to obtaining building regulations.

UTILITY ROOM 7'10" x 5'11" max (2.4m x 1.8m max)

Having sink unit, plumbing for auto washer and wall mounted boiler.

BEDROOM ONE 11'6" (3.5) x 9'10" (3.0) max plus doorway

Master bedroom having fitted robes.

EN SUITE Three piece suite comprising glazed shower cubicle, hand wash basin and wc.

BEDROOM TWO 9'6" x 7'10" max (2.9m x 2.4m max)

Having fitted wardrobes.

BEDROOM THREE 9'6" x 9'6" max (2.9m x 2.9m max)

Dual aspect room.

BEDROOM FOUR 11'6" x 6'11" (3.5m x 2.1m)

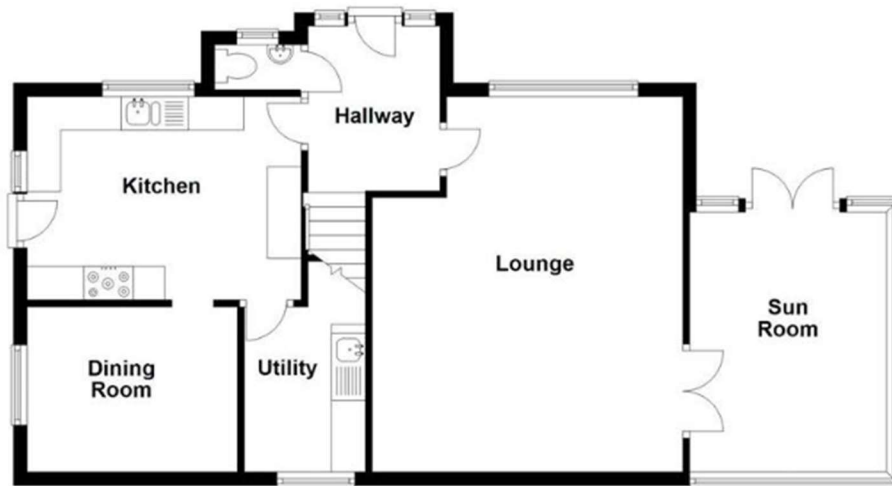
BATHROOM Four piece suite comprising bath, shower cubicle, hand wash basin and wc. Useful storage cupboard and tiling to walls and floor.

EXTERIOR The property occupies a good sized plot and benefits from a pleasant lawned garden to the front and side with separate patio and barbeque area to the rear ideal for outdoor entertaining. Double driveway for off street parking and detached double garage measuring 17'5 x 15'1 (5.3m x 4.6m) with electric door. Further pebbled garden area to the rear.

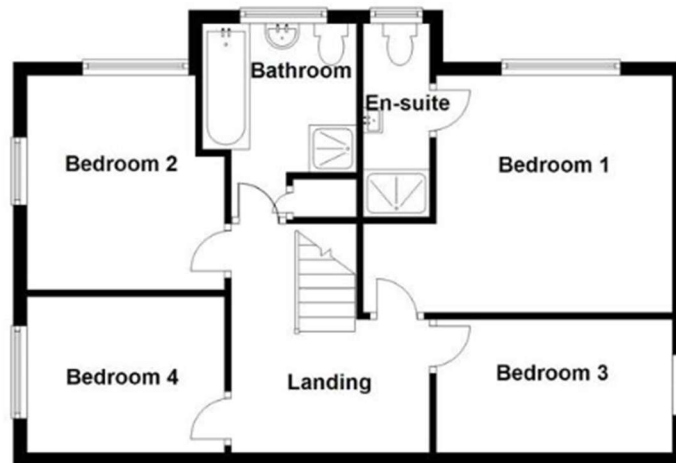
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		82 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		