



17 Littlethorpe Hill, Hartshead, Liversedge, West Yorkshire, WF15 8AZ  
Offers in excess of: £835,000



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West Yorkshire, WF15 8AZ

"Signature Homes" by Robert Watts are delighted to offer for sale this executive, detached property located in the heart of one of the most sought after village locations within the local area. The house offers a stylish, high specification finish and a generous family sized footprint of c. 2,400sqft with views over the surrounding fields. The house is within 2 miles of the M62 making it ideal for commuters and is in the catchment area of the well regarded local schools. Tastefully extended and refurbished from the original structure, it offers a fine balance between high specification contemporary living space and quality period features. From the 35ft open plan living kitchen which is great for entertaining to the exposed beams and multi fuel stove in the lounge, it impresses on all levels. The first floor has four bedrooms, two with en-suite facilities as well as a luxury four piece family bathroom. Situated on a good sized plot measuring circa. 0.15 acres with double detached garage, ample driveway parking as well as a landscaped lawned garden and Yorkshire stone paved patio area. EPC - D



**Entrance Vestibule**

**Entrance Hall** Feature hallway with exposed timber staircase with useful understairs storage. Cupboard housing the boiler.

**Guest Cloakroom** WC and sink.

**Kitchen 20'8" x 13'1" max (6.3m x 4m max)**  
Modern range of wall and base units with granite worktops and island unit with breakfast bar. Double inset sinks with mixer tap. Range type oven and grill,

integrated dishwasher and fridge freezer. Tiled flooring. Open to Dining/Living Area.

**Living/Dining Area 16'5" x 16'1" max (5m x 4.9m max)**  
Dual aspect room giving excellent natural light. Exposed King Post roof trusses. Double doors leading to the garden making this an ideal room to entertain and relax.

**Utility Room 3'11" x 3'7" max (1.2m x 1.1m max)**  
Wall mounted boiler and plumbing for washing machine.

**Lounge 24'7" x 14'5" max (7.5m x 4.4m max)**  
Dual aspect room with feature exposed beams. Brick and stone fireplace with multi burner stove. Access to the garden.













**Study 9'10" x 6'11" (3m x 2.1m)**

**Bedroom 1 15'1" (4.6) x 10'10" (3.3) plus doorway and robes**  
**Dual aspect double room. Bespoke fitted ash wardrobes.**

**En-suite** Three piece modern shower room with walk in shower. WC and sink. Travertine tiled walls and floor with chrome wall mounted towel heater.

**Bedroom 2 13'1" (4) x 9'10" (3) + 6'3" (1.9) x 5'11" (1.8)**  
**Dual aspect double room with fitted wardrobes.**

**En-suite** Three piece modern suite with electric shower and glazed shower screen. WC and sink. Chrome wall mounted towel heater. Tiled walls and floor.

**Bedroom 3 11'10" x 9'10" max (3.6m x 3m max)**  
Double rooms with fitted wardrobes

**Bedroom 4 8'6" (2.6) x 8'2" (2.5) plus robes**  
With fitted wardrobes

**Bathroom 12'2" x 9'2" max (3.7m x 2.8m max)**  
Four piece modern suite with glazed shower cubicle, vanity sink, WC and bath. Tiled walls and floor and chrome wall mounted towel heater.

**Exterior 20'4" x 19' (6.2m x 5.8m)**  
Sitting on a good sized plot measuring 0.15 acres with a block paved driveway giving ample off street parking. Double detached garage measuring 20'4" x 19' (6.2m x 5.8m) with useful eaves storage and log store to rear. Yorkshire stone flagged sun patio and stone table. Pleasant lawned garden area and paved patio to rear. Un-interrupted views over fields to front.

**Tenure - Freehold**  
**Council Tax Band - F**  
**EPC Rating - D**

**Please Note** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**IMPORTANT NOTICE**

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



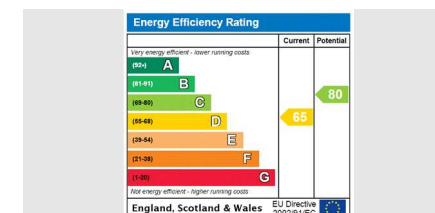
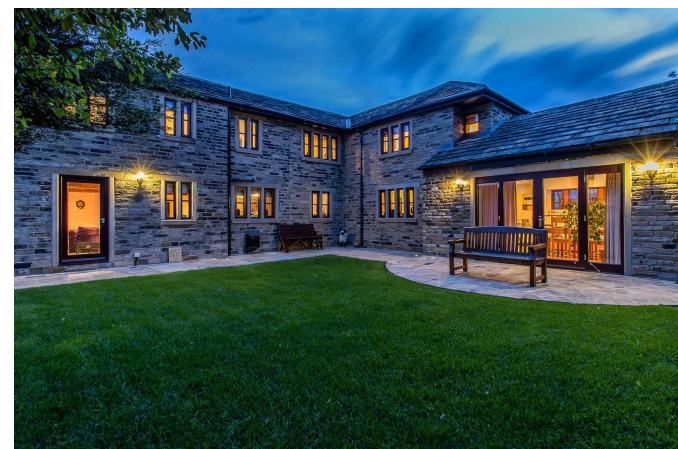


Total Area: 204.9 m<sup>2</sup> ... 2206 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

#### AGENTS NOTES:

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.



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**Robert Watts**