



26 Cornmill Drive, Liversedge, West Yorkshire, WF15 7EE

A WELL PRESENTED, three bedroom semi-detached house which suits any number of buyers including GROWING FAMILIES. Handily situated in this most popular location close to the amenities and schools of both Liversedge and Heckmondwike including well regarded Heckmondwike Grammar School.

The house offers a modern specification finish and decor throughout and comprises hall, lounge, lovely breakfast kitchen, three bedrooms and bathroom. With ample off-street parking provided, single garage, rear lawned garden. GCH & uPVC Double Glazing.

Asking Price £185,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

26 Cornmill Drive, Liversedge, West Yorkshire, WF15 7EE

HALLWAY

LIVING ROOM 13'1" x 13'1" max (4m x 4m max)

Inset glazed gas fire situated in the chimney breast with wall mounted, inset TV point and fitted cupboards to alcoves.

KITCHEN 13'1" x 6'11" max (4m x 2.1m max)

Modern range of wall and base units, inset sink and mixer tap, integrated Bosch oven and 4 ring gas hob and extractor over with integrated fridge freezer. Tiled flooring. Pantry with plumbing for automatic washing machine and wall mounted boiler.

BEDROOM ONE 10'6" x 10'2" max (3.2m x 3.1m max)

Double bedroom.

BEDROOM TWO 10'2" x 8'10" max (3.1m x 2.7m max)

Double bedroom.

BEDROOM THREE 7'7" x 6'7" (2.3m x 2m)

BATHROOM

Three piece modern suite comprising WC, vanity sink unit and bath with central tap. Tiled walls and flooring.

OUTSIDE Driveway parking to the front and driveway to the side leading to single detached garage. Paved patio and lovely lawned garden to the rear.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

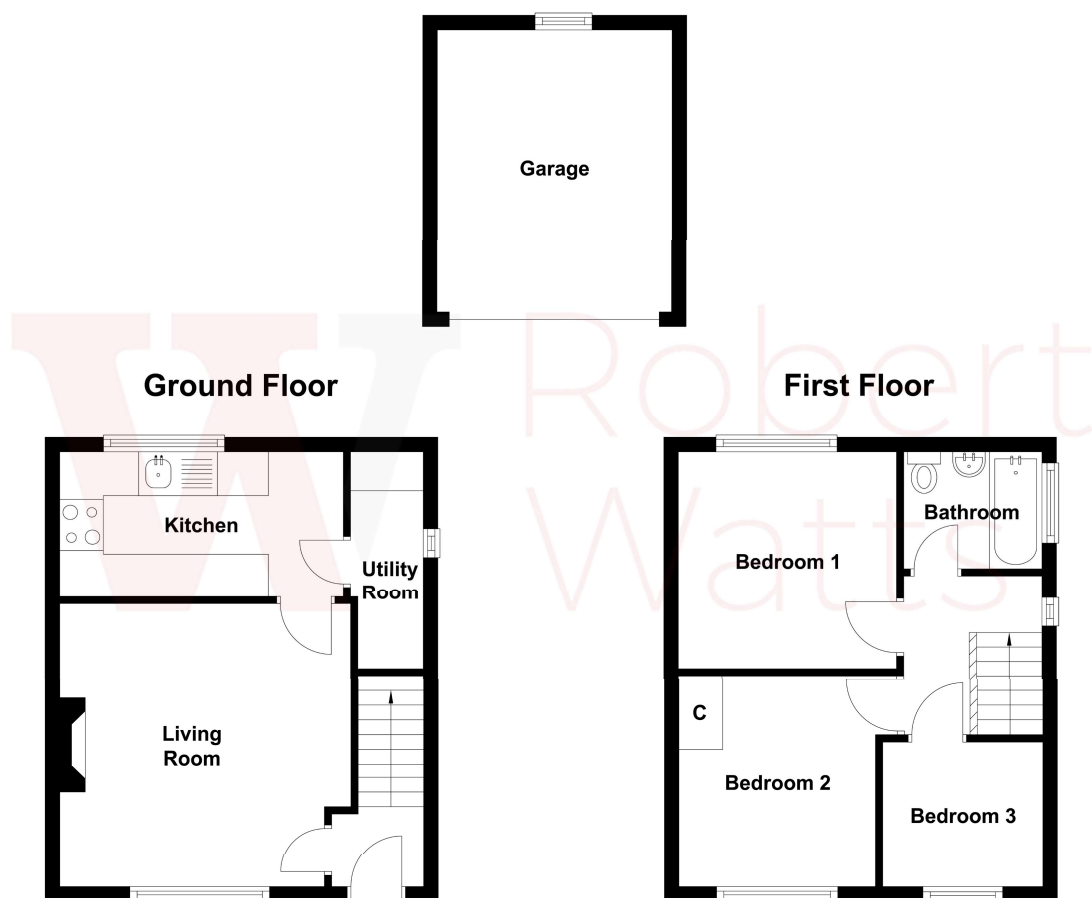
PLEASE NOTE

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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		