



4 Cornmill Crescent, Liversedge, West Yorkshire, WF15 7DU

WELL PRESENTED, three bedroom extended semi detached situated on a GOOD SIZED PLOT. Handily situated in this most popular location giving easy access to the local amenities and schools including Heckmondwike Grammar, this makes a great FAMILY HOME. Offering potential to extend further subject to planning, the house has a stylish and modern feel throughout and comprises hall, lounge, dining kitchen, conservatory, three good sized bedrooms and bathroom. Ample driveway parking and detached garage with lovely, sizeable lawned gardens to the rear which are South West facing. Benefits from GCH and uPVC DG.

Asking Price £275,000

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ENTRANCE HALL

LOUNGE 15'5" x 11'10" max (4.7m x 3.6m max)

Inset glazed living flame effect gas fire with log effect finish.

KITCHEN DINER 18'4" x 10'2" max (5.6m x 3.1m max)

Modern range of wall and base units incorporating contrasting work top and breakfast bar, inset one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor, Integral dishwasher and auto washer. Useful pantry and French doors to conservatory.

CONSERVATORY 11'2" x 8'6" (3.4m x 2.6m)

Having tiled flooring and doors leading out to garden.

BEDROOM ONE 13'1" x 12'2" max (4m x 3.7m max)

Double bedroom having fitted wardrobes.

BEDROOM TWO 10'6" x 9'6" (3.2m x 2.9m)

Double bedroom.

BEDROOM THREE 8'10" x 8'6" (2.7m x 2.6m)

Good sized single bedroom.

BATHROOM Modern three piece suite comprising bath with electric shower over and glazed shower screen, wc and hand wash basin, tiling to walls and floor and cupboard housing central heating boiler.

EXTERIOR The property occupies a good sized plot with driveway parking and single detached garage and a paved garden area to the front. Sizeable South West facing lawned garden with mature trees and shrubs plus paved area and timber built shed. This offers great potential to extend subject to necessary consents.

Tenure - Freehold

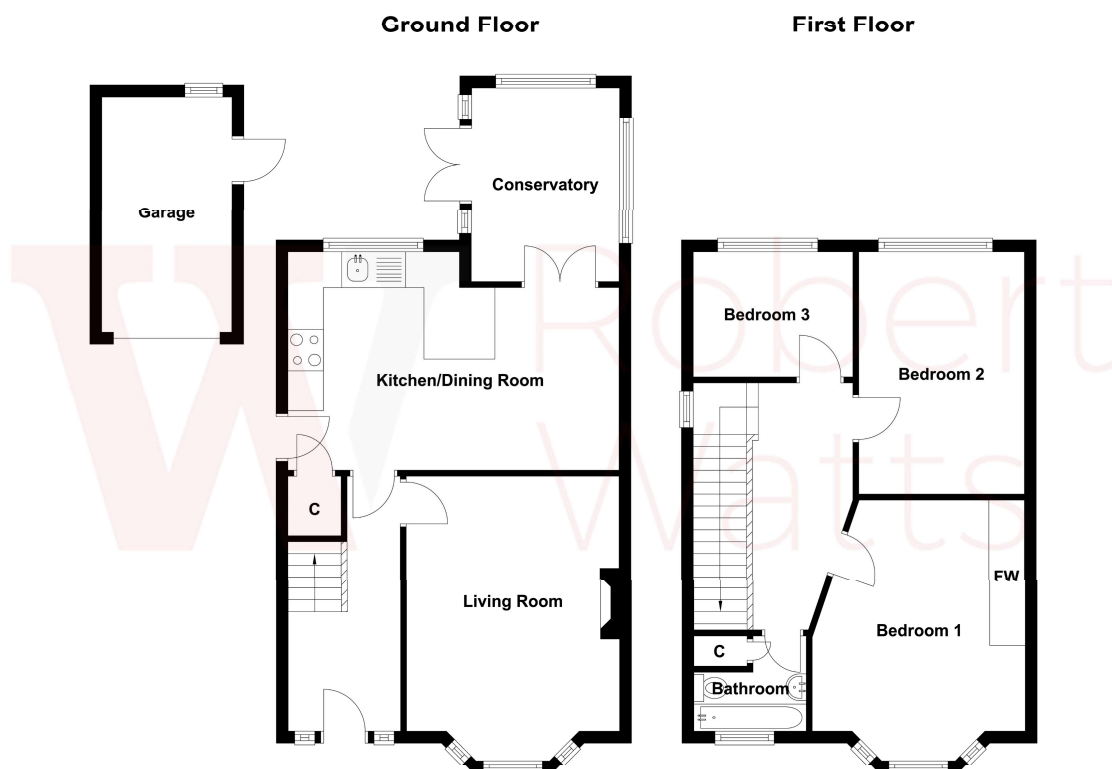
Council Tax Band - C

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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		