



## 48 Cornmill Lane, Liversedge, West Yorkshire, WF15 7DZ

**\*\* SWIFT MOVE SALE \*\* QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

A RARE OPPORTUNITY has arisen to purchase this charming two bedroom, DETACHED TRUE BUNGALOW. Offering comfortable living with excellent outdoor space and plenty of potential to personalise. Set back from the road in this popular location offering easy access to the local amenities and schools it comprises lounge, kitchen, sizeable conservatory, two bedrooms and modern walk-in shower, finished with tiled walls for ease of maintenance. Externally, the property benefits from a generous South facing rear garden, offering a private and peaceful setting ideal for gardening. To the front, there is a low-maintenance garden area and driveway parking. This attractive bungalow is ideally suited to those downsizing or buyers looking for a home with scope to modernise and add value. Benefits from NO CHAIN, GCH & uPVC DG.

**Asking Price £235,000**

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## HALL

Entrance vestibule.

## LOUNGE 15'9" x 13'5" max (4.8m x 4.1m max)

A welcoming lounge featuring a fireplace as a focal point, complemented by an alcove cupboard providing practical built in storage.

## KITCHEN 14'1" x 4'3" max (4.3m x 1.3m max)

A functional kitchen with wall and base units incorporating contrasting worktops, a one-and-a-half bowl sink with mixer tap, gas cooker point and extractor, plus plumbing for an automatic washer and a wall mounted boiler.

## CONSERVATORY 14'9" x 11'10" max (4.5m x 3.6m max)

A bright conservatory with central heating, providing a comfortable additional living space suitable for year round use.

## BEDROOM ONE 13'9" x 10'2" max (4.2m x 3.1m max)

A well-proportioned master bedroom featuring fitted wardrobes neatly set within the alcove, providing useful built in storage.

## BEDROOM TWO 8'2" x 7'3" (2.5m x 2.2m)

A second bedroom offering a practical layout, suitable for use as a single room or home office.

## BATHROOM

A modern bathroom fitted with a three piece suite comprising of a glazed shower cubicle, vanity sink, and w/c, finished for practical everyday use.

## EXTERIOR

Set on a good sized plot, the property benefits from a sizeable South facing rear lawned garden with paved patio area, mature trees and shrubs. Driveway parking is provided to the front.

## OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

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.





