



12B, Tichbourne Street, Liversedge, West Yorkshire, WF15 6NN

SUBERBLY PRESENTED, three bedroom modern semi-detached which has been much improved by the current owner. Offering a **STYLISH & CONTEMPORARY** feel throughout the house and is handily situated in this popular Hightown/Liversedge area, offering easy access to lovely countryside walks and the local schools makes this a great **FAMILY HOME**.

Accommodation arranged over three storeys, it comprises hall, WC, modern kitchen, lounge, recently fitted conservatory, two first floor bedrooms and family bathroom and master en suite bathroom above. Pleasant gardens to the rear with double off street parking to the front and benefits from GCH, uPVC DG and security alarm.

Offers in excess of £230,000

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GROUND FLOOR

HALLWAY

Useful under-stairs storage.

CLOAKROOM WC, vanity sink. Wall mounted lights. Chrome heated rail.

KITCHEN 12'2" x 7'3" max (3.7m x 2.2m max)

Modern range of wall and base units with contrasting work surfaces, inset 1.5 bowl sink and mixer tap, integrated dishwasher and combi oven/microwave, single electric fan oven, 5 ring gas hob and extractor over, integrated fridge/freezer and combi washer/dryer. Tiled walls.

LIVING ROOM 13'5" x 11'6" max (4.1m x 3.5m max)

Double doors to conservatory. Media wall with glazed living electric fire and wall mounted TV point.

CONSERVATORY 11'6" x 9'2" max (3.5m x 2.8m max)

Modern conservatory added in 2022 with radiator allowing the room to be used all year round. Doors to garden.

FIRST FLOOR

BEDROOM ONE 13'5" x 11'6" max (4.1m x 3.5m max)

Double bedroom with free-standing robes and over-bed cupboards.

BEDROOM THREE 7'7" x 7'3" max (2.3m x 2.2m max)

BATHROOM

Modern three piece suite comprising WC, vanity sink and P-shaped bath, tiled walls and flooring.

SECOND FLOOR

BEDROOM TWO 11'2" x 10'6" max (3.4m x 3.2m max)

Double bedroom with fitted robes.

EN SUITE

Three piece suite comprising WC, vanity sink and enclosed shower with glazed screen.

EXTERIOR

Blocked paved double driveway to the front for off street parking. Pleasant low maintenance artificial lawn, paved patio with garden shed to the rear.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		