



14 Quaker Lane, Hightown, Liversedge, WF15 6NF

** Guide price £210,000 - £220,000**

IMMACULATELY PRESENTED, characterful, two bedroom stone cottage which offers a wealth of charm as well as a quality contemporary finish. Located in this highly desirable location in Hightown offering easy access to lovely countryside walks, this super home enjoys a larger than average, landscaped lawned rear garden with OPEN ASPECT VIEWS. Finished to a high standard by the current owners it ideally suits professional couples, small families or downsizers and comprises hall with impressive open stone staircase, L-shaped lounge with dining area, modern integral kitchen, useful cellar, two bedrooms and bathroom. Also benefits from GCH & uPVC DG and small paved garden area to the front.

Guide Price £215,000

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ENTRANCE HALL

LOUNGE 16'5" x 16'1" max (5m x 4.9m max)

L-shaped room with Fireline multi-fuel stove with living flame gas fire set within brick feature fireplace with timber mantle and stone hearth. Patio doors leading onto garden.

KITCHEN 6'11" x 6'3" max (2.1m x 1.9m max)

Modern, integrated kitchen with a range of wall and base units incorporating quartz work tops and inset sink and mixer tap. Integral electric oven and induction hob, integral dishwasher, auto washer, fridge and microwave. Metro tiled walls and Amtico tiled floor with under unit lighting. Pantry with wall mounted boiler leading to cellar.

VAULTED CELLAR With natural light, power sockets and having electric Elnur Gabarron wall mounted radiator making this a useful space.

FIRST FLOOR LANDING Wide staircase leading to a spacious landing area with useful storage cupboards.

BEDROOM ONE 11'10" x 10'2" max (3.6m x 3.1m max)

Having recently fitted 'Sliderobe' wardrobes.

BEDROOM TWO 9'2" (2.8) x 6'3" (1.9) plus 4'7" (1.4) x 3'3" (1.0) max

Having recently fitted 'Sliderobe' wardrobes.

BATHROOM Three piece suite including bath with electric shower over, wc and sink. Tiling to the walls.

OUTSIDE Small paved area to the front with larger than average, landscaped lawned garden to the rear with patio area and flowerbeds. Outside socket and tap. Pleasant open aspect over playing fields to the rear.

PLEASE NOTE Tenure - Freehold

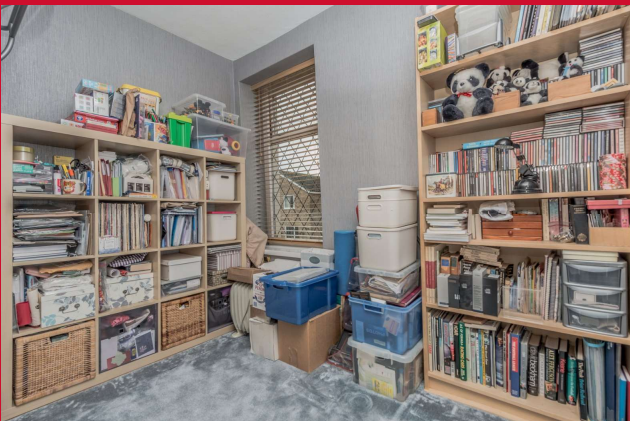
Council Tax Band - A

EPC Rating -

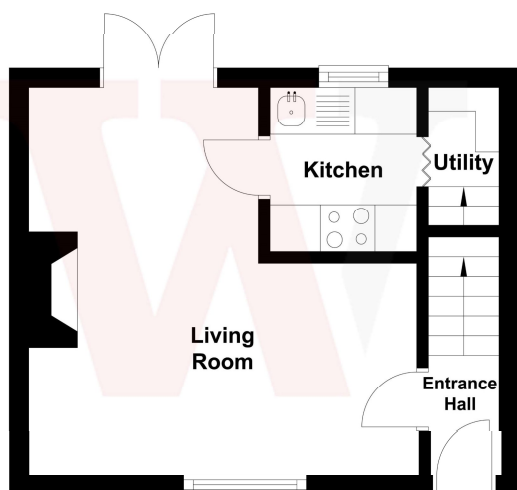
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

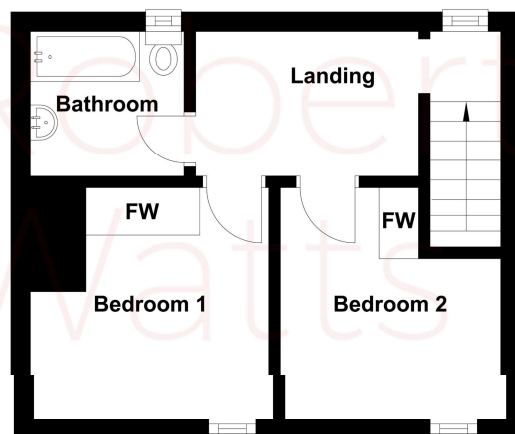
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		