



45 Fountain Drive, Roberttown, Liversedge, WF15 7PY

Offered with NO CHAIN and offering a superb opportunity to purchase a two bedroom semi-detached bungalow situated in one of the most popular village locations. Whilst the house requires modernisation it is priced to reflect this and is sold by a motivated seller. Ideally suiting 'downsizer buyers' it comprises hall, lounge, kitchen, two bedrooms and bathroom with pleasant gardens to the front and rear with a driveway leading to a single garage. The property benefits from uPVC DG & GCH.

Offers in the region of £210,000

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](#)

45 Fountain Drive, Roberttown, Liversedge, WF15 7PY

HALL A welcoming hallway with the benefit of a useful cloak cupboard providing practical storage.

LOUNGE 15'1" x 12'2" max (4.6m x 3.7m max)

A comfortable lounge featuring a fireplace as a focal point.

KITCHEN 9'10" x 9'6" max (3m x 2.9m max)

A practical kitchen fitted with wall and base units and worktops, incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven, hob and extractor, with a wall mounted boiler and plumbing for an automatic washer.

MASTER BEDROOM 14'9" x 12'2" max (4.5m x 3.7m max)

A well-proportioned master bedroom featuring fitted wardrobes and bed-head cupboards, providing ample built in storage.

BEDROOM 12'2" (3.7) x 9'6" (2.9) + doorway

Another generous bedroom suitable for a range of furnishings. Doors leading to garden.

BATHROOM A functional bathroom featuring a bath with electric shower over, w/c and sink with storage cupboard.

EXTERIOR The bungalow is set on an attractive plot with a driveway to the side providing parking and access to a single garage. To the front is a neatly maintained garden, while the rear enjoys a generous South facing lawned garden with a paved patio area, along with the added feature of a pond creating a pleasant outlook.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - C

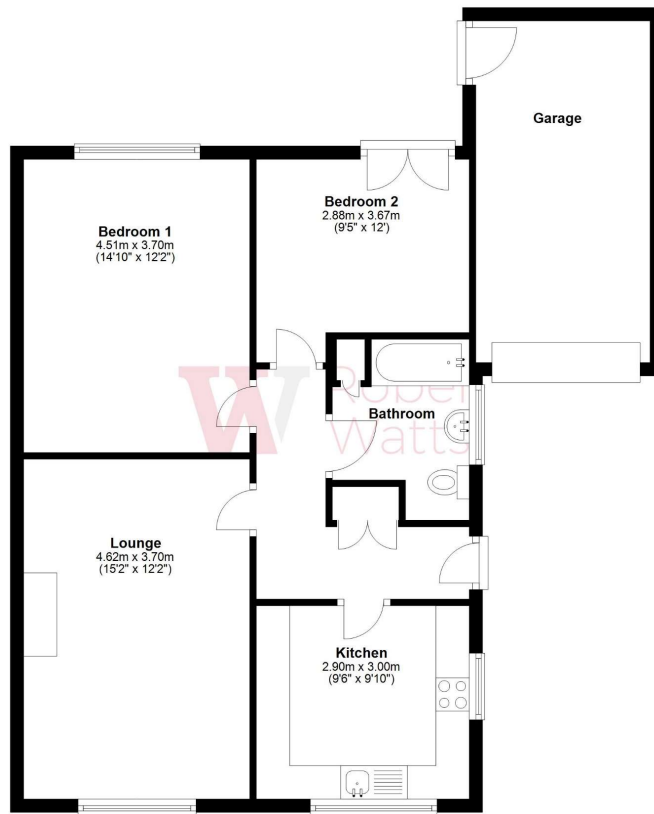
EPC Rating - TBC

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.



Ground Floor



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