



8 Lower Hall Drive, Liversedge, West Yorkshire, WF15 6PB

Three bedroom, well presented mid terrace for sale in this EVER POPULAR location in Liversedge/Hightown. Offering easy access to the local schools, amenities and countryside walks this spacious home is ideal for FTB's or GROWING FAMILIES. Offering a modern feel throughout it comprises hall, lounge, dining room, kitchen, three bedrooms and bathroom. Pleasant front and rear garden with garage plot on adjoining street. Benefits from uPVC DG & GCH with a boarded loft.

Asking Price £190,000

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ENTRANCE HALL

LIVING ROOM 14'9" x 11'10" max (4.5m x 3.6m max)

Fireplace & living flame gas fire, under stair storage, open to dining room.

DINING ROOM 9'2" x 7'7" max (2.8m x 2.3m max)

Great potential here to remove partition wall to kitchen to create open plan dining kitchen, subject to building regulations.

KITCHEN 9'6" x 7'3" max (2.9m x 2.2m max)

Range of wall & base units, worktop, sink with mixer, integral oven, four ring gas hob with extractor fan, plumbing for automatic washing machine, rear door to garden.

FIRST FLOOR LANDING

MASTER BEDROOM 13'9" x 8'6" max (4.2m x 2.6m max)

Double bedroom.

BEDROOM TWO 9'6" x 8'6" max (2.9m x 2.6m max)

Double bedroom.

BEDROOM THREE 8'6" (2.6) x 5'11" (1.8) plus doorway

Cupboard housing boiler.

BATHROOM Three piece suite with bath, electric shower, glass shower screen, WC and sink.

EXTERIOR Lawned garden to front with potential off street parking, Pleasant landscaped artificial lawn and paved to rear. Garage on separate plot.

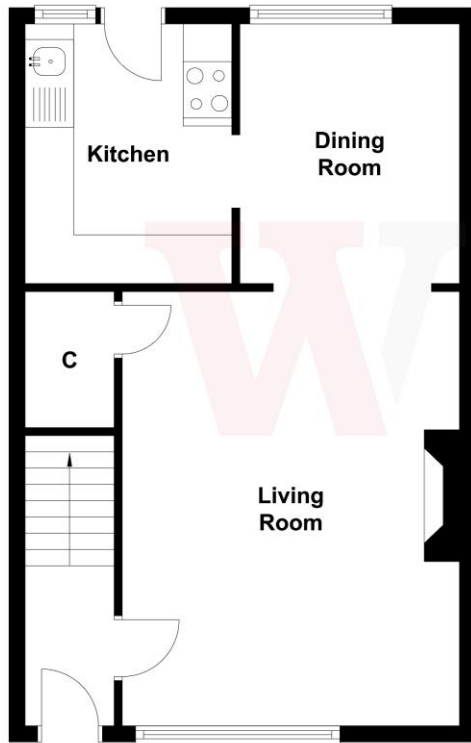
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

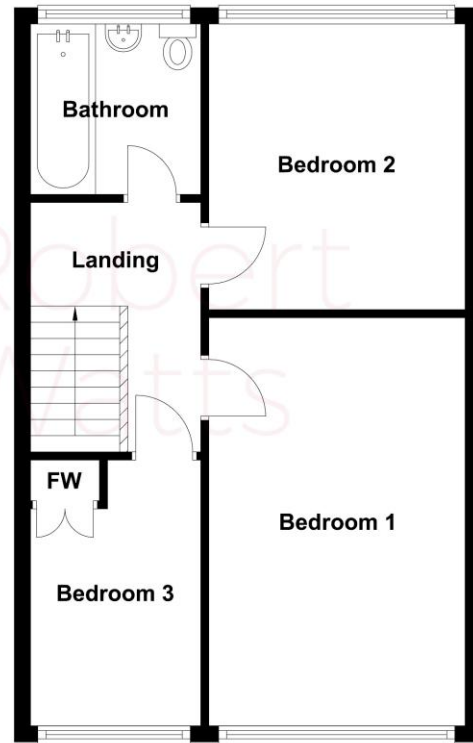
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		