Robert Watts

Signature
PRESTIGE HOMES

5 Hartshead Court, Liversedge, West Yorkshire, WF15 8FG
Offers in the region of: £630,000

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Stunning SIX BEDROOM DETACHED boasting an ENVIABLE 3,756 SQFT FOOTPRINT and a stylish contemporary finish. Situated in this semi rural location on this exclusive gated development within walking distance of the beautiful village of Hartshead and the delightful surrounding countryside walks. Ideal for multi-generation, GROWING FAMILIES who can all have their own space, this house offers versatile accommodation arranged over three floors and sits on a delightful landscaped plot extending to c. 0.2 acres. Comprises feature entrance hallway, 3 reception rooms and open plan kitchen, utility & WC, complimented by 4 double bedrooms, two with ensuites and family bathroom on the first floor and two further large double bedrooms and bathroom on the second floor, ideal for use as a 'teenagers annex'. Ample private driveway parking leading to a detached double garage and parking to the front with a beautifully presented rear feature garden with lawned areas, patio and decking sun terraces with pergola which is ideal for entertaining.

Entrance Hall Spacious feature hallway with open staircase and useful storage cupboard.

Guest Cloakroom WC and glazed vanity sink.

Living Room 20'4" x 12'10" max (6.2m x 3.9m max)
Fireplace with inset living flame effect fire gas fire with pebble effect finish.

Dining Room 14'9" x 11'10" (4.5m x 3.6m)
Double doors leading to garden.

Breakfast Kitchen/Diner 20' x 16'1" max (6.1m x 4.9m max)
Modern range of wall and base units incorporating contrasting granite worktop and breakfast bar. Inset sink and mixer tap. Range of 'Smeg' appliances including integrated dishwasher and microwave, double electric oven, five ring gas hob and extractor and fridge freezer. Tiled flooring, pendant lighting and useful storage cupboard. Double doors leading to rear garden.

Utility Room 6'6" x 6'3" max (1.98m x 1.9m max)
Wall and base units incorporating sink. Plumbing for auto washer and vent for dryer. Storage cupboard and side door.

Study 10'10" x 8'2" (3.3m x 2.5m)
Useful study ideal for those working from home. Could be used as a playroom or seventh bedroom.

First Floor Landing Useful storage cupboard.

Bedroom One 16'9" x 10'2" max (5.1m x 3.1m max)
Master ensuite bedroom with fitted wardrobes along one wall.

En Suite Recently fitted four piece suite comprising glazed shower cubicle, bath, hand wash basin and wc. Tiling to walls.

Bedroom Two 11'6" x 10'10" max (3.5m x 3.3m max)
Double bedroom having fitted wardrobes.

En Suite Modern three piece suite including glazed shower cubicle, hand wash basin and wc. Tiling to walls.

Bedroom Three 10'10" (3.3) x 9'10" (3) plus recess
Double bedroom having fitted wardrobes.

Bedroom Four 9'10" x 8'6" (3m x 2.6m)

Bathroom Three piece suite comprising jacuzzi bath, hand wash basin and wc. Tiling to walls.

Second Floor Landing Spacious landing area serving two bedrooms and bathroom perfect for use as a 'teenagers annex'.

Bedroom Five 21' x 13'1" (6.4m x 4m)
Dual aspect bedroom.

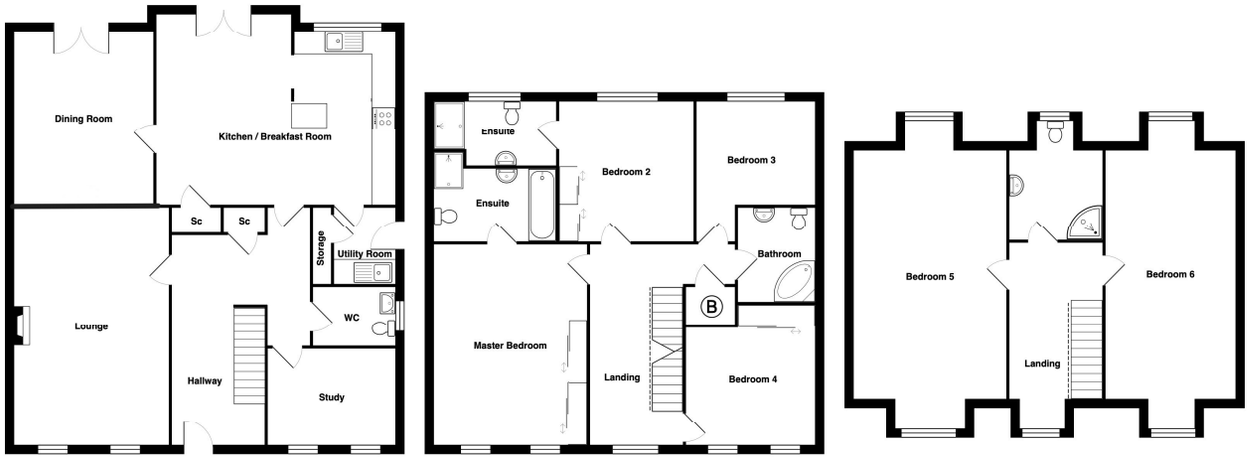
Bedroom Six 20'8" x 10'10" (6.3m x 3.3m)
Dual aspect bedroom.

Bathroom Three piece suite comprising glazed shower cubicle, hand wash basin and wc.

External The property is accessed via shared security gates with the neighbouring house and has a private double driveway and double detached garage with EV charger. Beautifully presented landscaped rear garden with different zoned areas including paved patio and decked terraced areas, split level lawned areas with mature trees, shrubs and flowerbeds. Paved area with sun terrace with pergola making this the perfect garden for entertaining and relaxing.

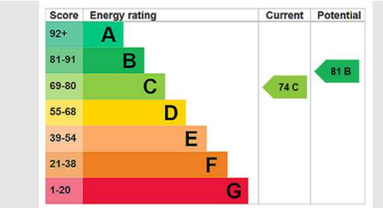
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

IMPORTANT NOTICE
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas,



Total Area: 204.7 m² ... 2049 ft²

All measurements are approximate and for display purposes only



AGENTS NOTES:
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.

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