



56 St. Barnabas Road, Hightown, Liversedge, WF15 8BT

SUPERBLY PRESENTED TWO/THREE bedroom, EXTENDED, true semi-detached bungalow situated at the head of this very popular cul-de-sac. Having been fully renovated recently and improved by the current owner, it is ideal for downsizer buyers who wish to move in with little upfront cost. Offering a versatile footprint which currently features a dining room which could easily be converted to another bedroom, it further comprises entrance hallway, lounge, kitchen, two bedrooms and modern shower room. Occupying a good sized plot with ample driveway parking and a larger than average detached single garage and lovely gardens. Benefits from GCH and uPVC DG.

Asking Price £295,000

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ENTRANCE HALL

LIVING ROOM 16'1" x 10'10" max (4.9m x 3.3m max)

Lounge with living flame electric fireplace and brand new timber glazed doors.

DINING ROOM 10'2" x 9'6" max (3.1m x 2.9m max)

Dining room which also could be utilised as a third bedroom if a partition wall is erected to create access to bedroom one.

KITCHEN 9'6" x 8'10" max (2.9m x 2.7m max)

Including wall & base units, worktops with 1.5 bowl sink & mixer tap, Integral electric oven & hob with extractor fan, integral fridge freezer, automatic washing machine and cupboard housing boiler.

MASTER BEDROOM 14'1" x 11'2" max (4.3m x 3.4m max)

BEDROOM TWO 11'2" x 10'10" max (3.4m x 3.3m max)

Including fitted wardrobes.

BATHROOM Including modern three piece suite, walk in cubicle with mixer shower, vanity sink, WC and tiled walls.

EXTERIOR Good sized corner plot with double driveway parking to front and side. Good sized single detached garage with power. Lovely lawned garden and paved patio areas to rear with pedestrian ramp access to door.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - C

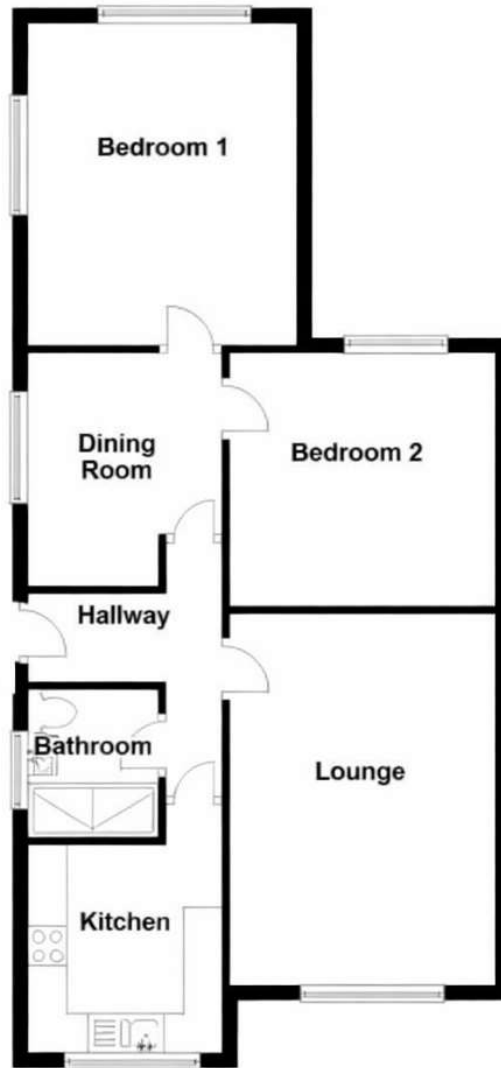
EPC Rating - E

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



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