



## 26 Common Side, Roberttown, Liversedge, WF15 7LN

Full of CHARM & CHARACTER, this beautifully presented, stone built, three bedroom cottage has been lovingly finished to an exceptional standard, blending timeless period features with stylish contemporary living. Nestled in the heart of a highly SOUGHT AFTER VILLAGE, the property enjoys delightful far reaching views and offers a warm, welcoming atmosphere throughout.

Retaining an abundance of original character, the cottage boasts exposed beams, feature fireplaces and an array of traditional details, all complemented by high quality fixtures and fittings and decor that create a home ready to move straight into. The house provides an ideal balance of cosy character and practical family living and comprises porch, lounge, dining kitchen with island unit, cellar, three bedrooms, stunning four piece bathroom and lovely gardens. Sold with no chain.

**Offers in excess of £300,000**

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### ENTRANCE PORCH

#### **LOUNGE 14'9" x 13'5" max (4.5m x 4.1m max)**

Having a range of period features including beamed ceiling and cast iron radiators. Solid oak flooring, high quality wallpaper, feature stone and handmade brick fireplace and oak doors. Timber leaded light door leading to kitchen.

#### **KITCHEN DINER 16'1" x 11'6" max (4.9m x 3.5m max)**

Farmhouse style kitchen comprising a quality range of wall and base units with complementary work tops, one and a half bowl inset sink and mixer. Island unit and brick fireplace incorporating Range style oven and grill with extractor (subject to separate negotiation - please ask for further details on this) with feature wall tiling. Plumbing for auto washer, stone flagged floor with underfloor heating. Double doors leading to garden.

**CELLAR** Cellar having the benefit of being tanked.

**FIRST FLOOR LANDING** Full height landing area having feature chrome radiator.

#### **BEDROOM ONE 11'2" x 9'6" (3.4m x 2.9m)**

Full height room with feature exposed King Post roof truss and cast iron radiator. Stone mullion windows and unique port hole window. Solid oak flooring.

#### **BEDROOM TWO 15'9" (4.8) x 7'10" (2.4) plus 5'11" (1.8) x 3'11" (1.2)**

Stone fireplace with ornamental cast iron stove and live edge walnut mantle shelf. Exposed timber King Post roof trusses. Far reaching views from window.

#### **BEDROOM THREE 7'10" x 6'3" max (2.4m x 1.9m max)**

Useful storage cupboard and cast iron radiator. Far reaching views.

**BATHROOM** Stunning four piece suite comprising walk-in shower with limestone shower tray, free standing bath with claw feet, marble hand wash basin and wc. Quality tiling to walls and floor and feature chrome radiator with towel storage.

**EXTERIOR** The property occupies a good sized garden to the rear with lovely paved patio and lawned garden. Useful bin storage area. The front has a paved patio and features far reaching views over the Common and fields beyond.

Tenure - Freehold

Council Tax Band - A

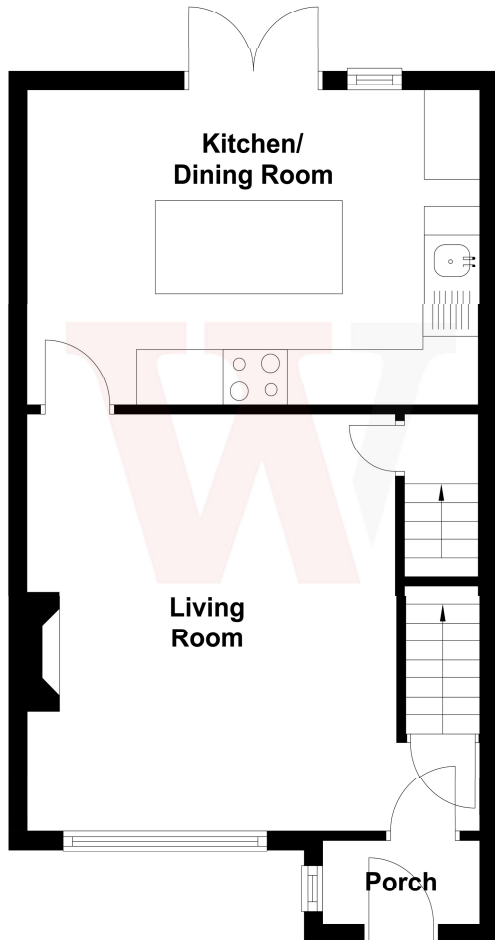
EPC Rating - D

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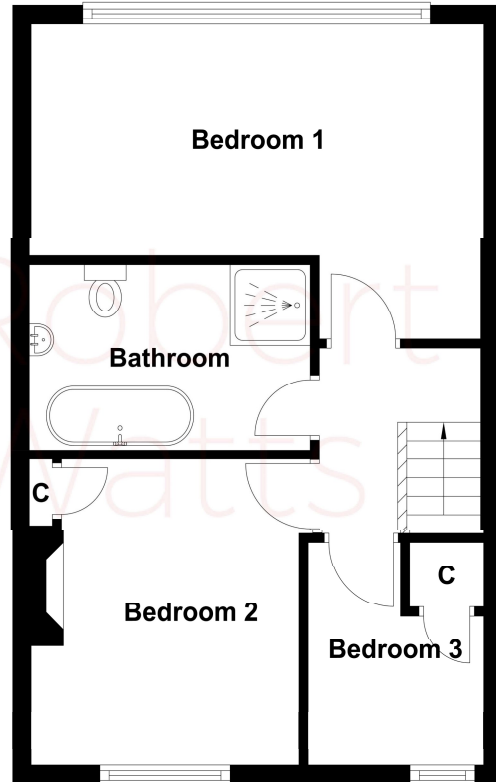
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |