



## 86 Church Road, Liversedge, West Yorkshire, WF15 8BE

RECENTLY IMPROVED, three bedroom semi detached situated in this ever popular village location with SUPER OPEN ASPECT VIEWS to the rear. An ideal opportunity for FAMILY BUYERS being opposite the well regarded primary school, it comprises entrance hall, an attractive lounge with a feature bay window, open plan dining kitchen with a useful pantry cupboard, three bedrooms and family bathroom. Ample resin driveway parking to the front with lawned garden and lovely landscaped garden to the rear with a pleasant open aspect. Benefits from GCH & modern uPVC DG. EPC - D.

Offers in the region of £260,000

**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\_

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## GROUND FLOOR

**ENTRANCE HALL** Hallway

**LIVING ROOM 13'9" x 12'2" max (4.2m x 3.7m max)**

Recently fitted fireplace with living flame gas fire and period picture rail. Bay window and alcove cupboard.

**DINING KITCHEN 16'9" x 9'10" max (5.1m x 3m max)**

Range of wall and base units, worktop and sink with mixer tap, integrated electric oven and hob with four ring gas hob plus extractor. Plumbed for automatic washing machine. Useful walk in pantry and alcove cupboard with back lighting, wall mounted boiler. Gas fire. French doors to the garden.

**PORCH** Rear entrance door

## FIRST FLOOR

**BEDROOM ONE 11'10" x 10'10" max (3.6m x 3.3m max)**

With fitted wardrobes.

**BEDROOM TWO 12'2" x 10'2" max (3.7m x 3.1m max)**

Enjoying far reaching views and useful storage cupboard.

**BEDROOM THREE 6'11" x 5'11" max (2.1m x 1.8m max)**

WC, basin and bath, recent new taps, with shower over the bath, shower with extension hose and glazed shower screen.

**OUTSIDE** Set back from Church Road with a resin covered driveway to the side for ample off street parking with low maintenance paved garden to front. Lovely lawned garden and gravelled patio to rear. Timber shed and timber summerhouse. Recently fitted boundary fencing.

**OTHER INFORMATION** Tenure: Freehold

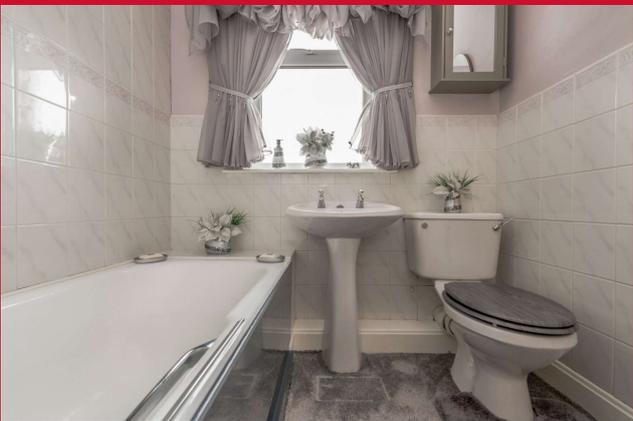
Council Tax Band: B

EPC Rating: D

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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  [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk)
 [robertwatts.co.uk](http://robertwatts.co.uk)  
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