



120 Quaker Lane, Liversedge, West Yorkshire, WF15 8DF

This deceptively spacious and beautifully presented, extended four-bedroom period, semi-detached home offers an exceptional blend of character, charm and versatility. Built in 1916 and extending to circa. 1,808 sqft arranged over four floors, this lovely home provides flexible living accommodation ideal for modern family life.

Tucked away in a highly sought-after location off the beaten track, it enjoys a sense of privacy and tranquillity while remaining conveniently placed for local amenities and schools. Comprises two reception rooms, breakfast kitchen and bedroom 4/playroom with WC on the ground floor, three first floor bedrooms and bathroom and useful occasional room leading of bedroom three which is ideal for teenagers. On the lower ground floor is a useful utility and tandem garage/workshop with delightful landscaped rear gardens and ample driveway parking to the front.

Asking Price £375,000

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BREAKFAST KITCHEN 12'10" x 12'6" (3.9m x 3.8m)

Range of wall and base units comprising contrasting work top, one and a half bowl sink and gas cooker point with extractor. Part tiling to walls and side door.

INNER HALL Access to Lower Ground Floor.

SITTING ROOM 15'1" x 14'9" max (4.6m x 4.5m max)

LOUNGE 15'1" x 12'10" max (4.6m x 3.9m max)

Feature ceiling rose, cornice and picture rail. Fireplace with living flame gas fire.

PLAYROOM/BEDROOM FOUR 12'6" (3.8) x 12'2" (3.7) plus 5'3" (1.6) x 3'7" (1.1)

Versatile room which can be used as playroom/study or fourth bedroom with wc and sink off.

LOWER GROUND FLOOR

UTILITY ROOM 14'5" x 14'5" max (4.4m x 4.4m max)

Lower ground floor utility comprising sink unit and plumbing for auto washer. Door providing rear access to garden.

FIRST FLOOR

BATHROOM Four piece suite comprising shower cubicle, freestanding bath with shower extension, wc and hand wash basin. Tiled floor.

BEDROOM ONE 15'1" x 12'6" max (4.6m x 3.8m max)

Double bedroom having fitted wardrobes and drawers.

BEDROOM TWO 17'9" x 12'6" (5.4m x 3.8m)

Large double bedroom with Velux window and useful eaves storage.

BEDROOM THREE 14'9" x 7'3" (4.5m x 2.2m)

Windows featuring far reaching views and access up to...

ATTIC ROOM 16'9" x 15'1" max (5.1m x 4.6m max)

Velux windows and storage cupboard. Bedroom three and this room makes an ideal room for teenagers with ample space to relax.

EXTERIOR The property benefits from driveway parking to the front leading to a single, tandem integral garage/workshop measuring 31'2 x 12'1 (9.5m x 3.7m). There is also a separate driveway opposite that is included which has ample parking and ideal for growing families with multiple cars.

Beautifully landscaped, sizeable rear garden which is well stocked with mature trees and shrubs with patio/sun terraces and lawned area.

Tenure - Freehold

Council Tax Band - D

EPC Rating - D

PLEASE NOTE 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 are required to do this by law. 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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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